



# City of Madison

## Conditional Use

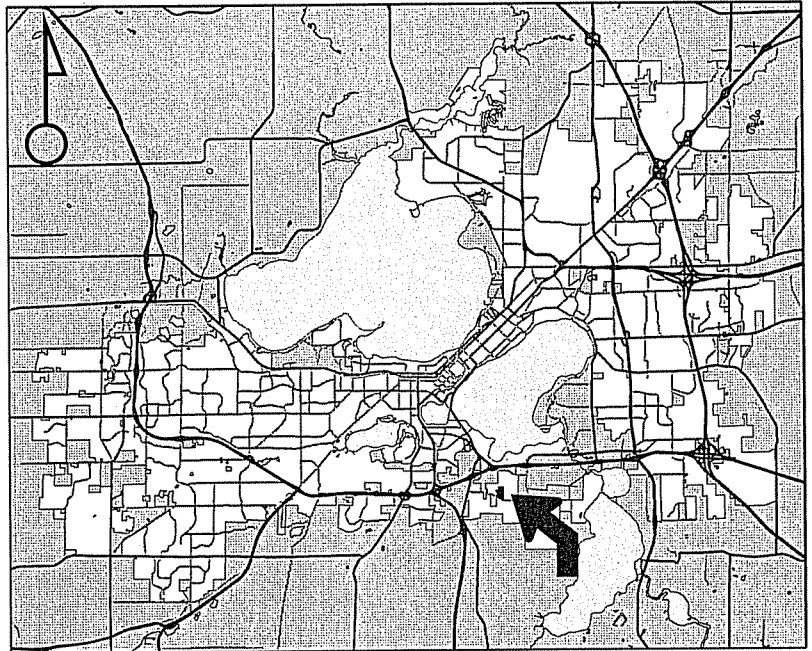
Location  
1108 Moorland Road

Applicant  
Kevin Newell – Nob Hill Apartments/  
Jason Daye – Excel Engineering, Inc.

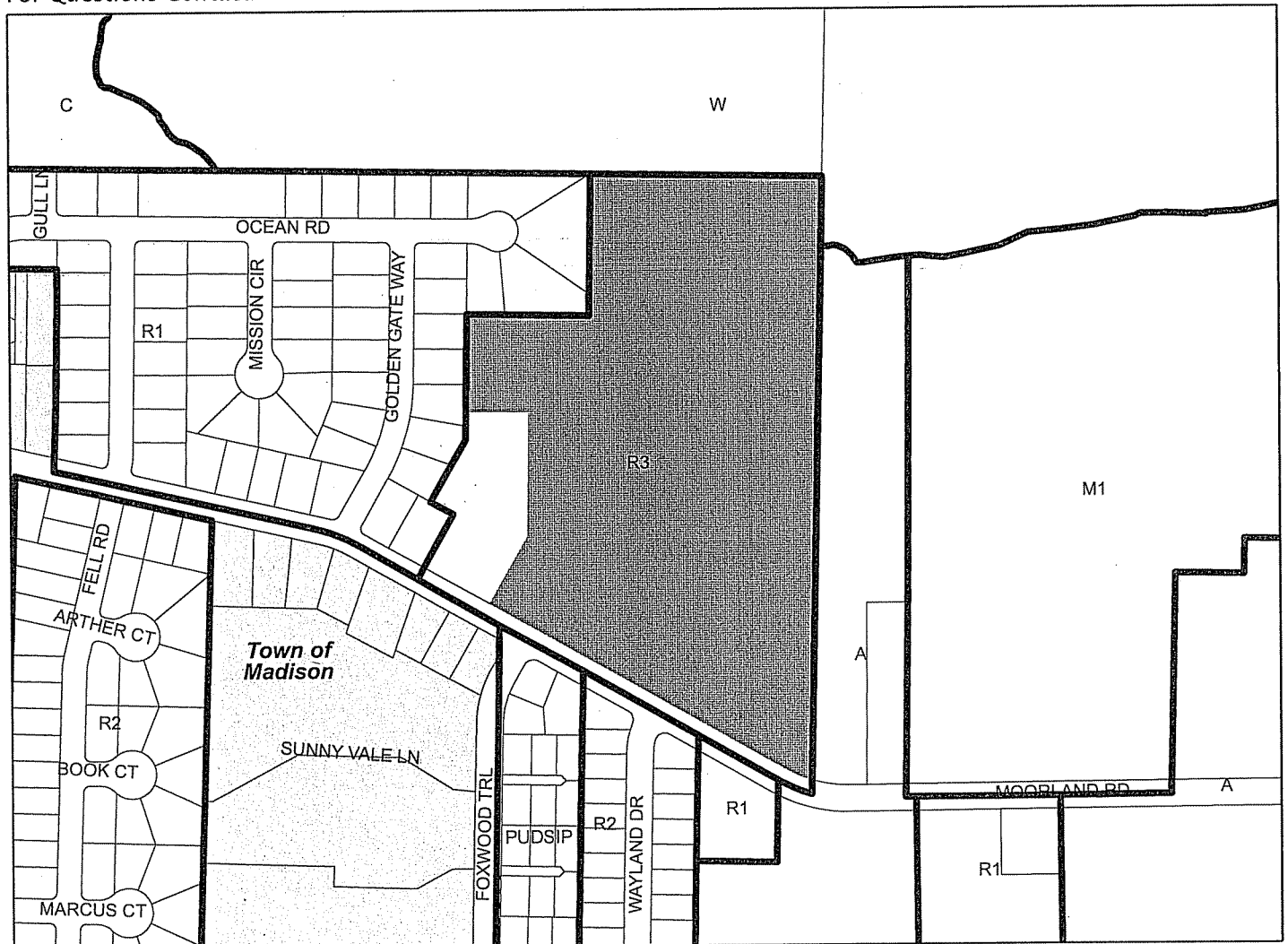
Existing Use  
Apartment complex

Proposed Use  
Renovate existing apartment complex,  
construct new clubhouse and multi-  
space garages

Public Hearing Date  
Plan Commission  
12 September 2012

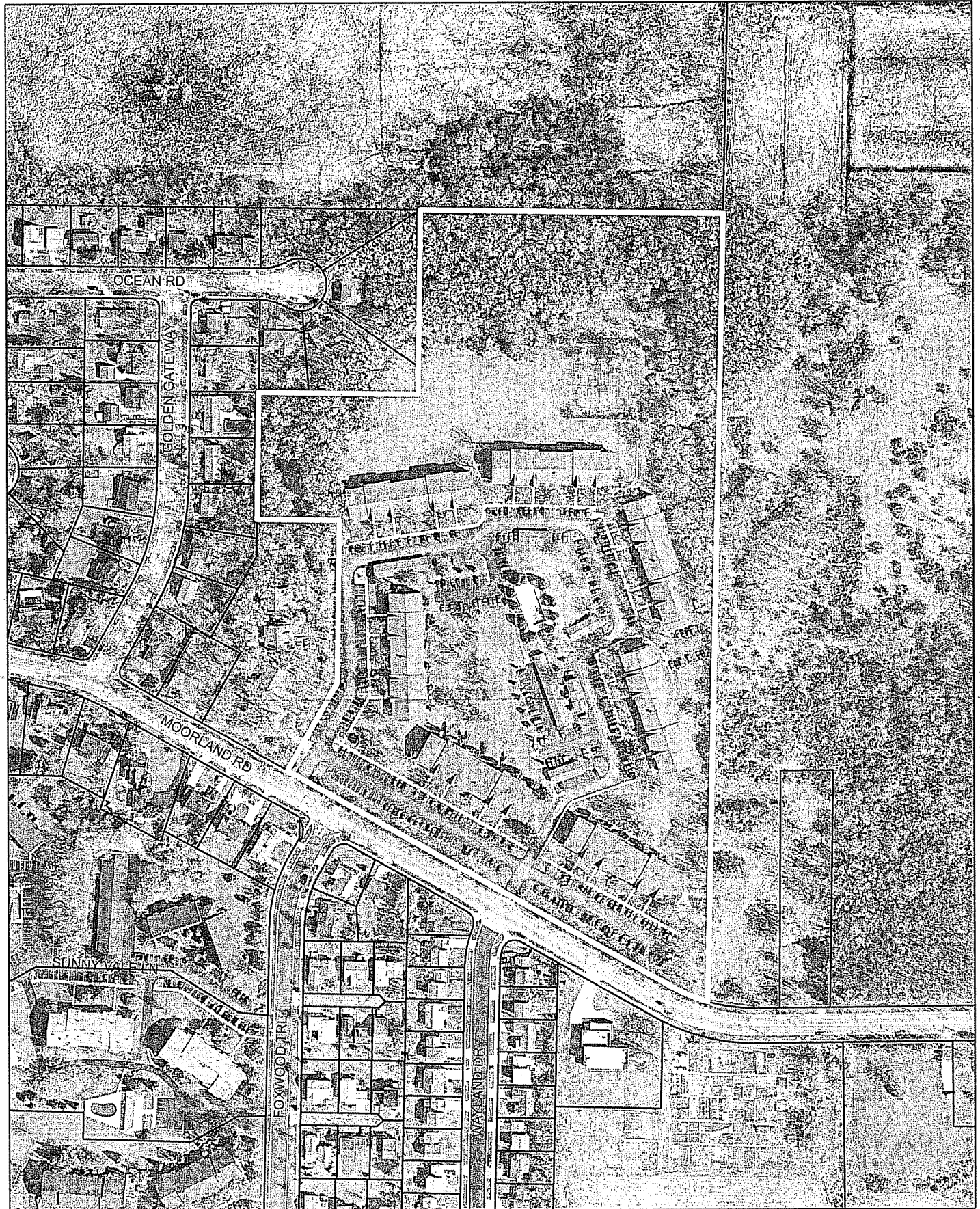


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 21 August 2012





# LAND USE APPLICATION Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>2900</u> Receipt No. <u>132696</u>
Date Received	<u>6/20/12</u>
Received By	<u>PDA</u>
Parcel No.	<u>0709-364-0097-1</u>
Aldermanic District	<u>14 TIM BRUEL</u>
GQ	<u>EXIST. LU.</u>
Zoning District	<u>R3</u>
For Complete Submittal	
Application	Letter of
<input checked="" type="checkbox"/>	Intent <input checked="" type="checkbox"/>
<del>IDUP</del>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <input type="checkbox"/>
Alder Notification	Waiver <input type="checkbox"/>
Ngrbrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	<input type="checkbox"/>

1. **Project Address:** 1108 Moorland Road **Project Area in Acres:** 21.3

**Project Title (if any):** Nob Hill

2. **This is an application for:**

<b>Zoning Map Amendment</b> (check the appropriate box(es) in only one of the columns below)		
<input checked="" type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<input checked="" type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input checked="" type="checkbox"/> <b>Other Requests (Specify):</b> <u>Planned Residential</u> Dev.

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Kevin Newell Company: Nob Hill Apartments, LLC  
 Street Address: 710 North Plankington Ave. City/State: Milwaukee, WI Zip: 53203  
 Telephone: (414) 847-6275 Fax: ( ) Email: kevin.newell@royal-cg.com

Project Contact Person: Jason Daye Company: Excel Engineering, Inc.  
 Street Address: 100 Camelot Drive City/State: Fond du Lac Zip: 54935  
 Telephone: (920) 322-1687 Fax: (920) 926-9801 Email: jason.d@excelengineer.com

Property Owner (if not applicant): [Signature]  
 Street Address: 710 North Plankington Ave. City/State: Milwaukee, WI Zip: 53203

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Renovated apartments, clubhouse addition and increased garage stalls.

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_

**5. Required Submittals:**

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee: \$2,900** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

**In Addition, The Following Items May Also Be Required With Your Application:**

NA

- For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.

NA

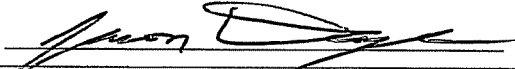
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
  - *The site is located within the limits of* within limits of comprehensive *Plan, which recommends:*  
medium density residential *for this property.*
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
  - *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*  
District 14 Alder - Tim Bruer
  - NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.*
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
  - Planning Staff:* Kevin Fircnow *Date:* 6-6-12 *Zoning Staff:* Matt Tucker *Date:* 6-6-12
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

**The signer attests that this form is accurately completed and all required materials are submitted:**

Printed Name Jason Daye Date 6-19-12

 Relation to Property Owner Project Contact Person

Authorizing Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_



June 20, 2012

Project: Nob Hill Redevelopment  
1108 Moorland Road  
Project No: 1206230

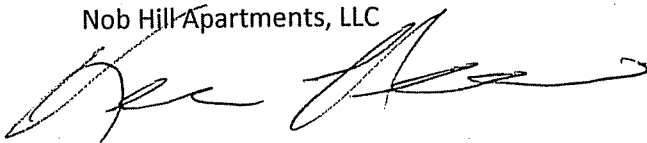
## Letter of Intent

The proposed project is located at 1108 Moorland Road in the Nob Hill apartment complex on a 21.31 acre property. This development is zoned R-3 and is part of a Planned Residential Development. The project consists of renovating the existing apartments, adding a clubhouse, and adding garaged parking stalls on site. Several apartments will be renovated to comply with ADA standards. Walk paths to these units will be replaced to remove existing steps. The existing in-ground pool will be removed and a recreational area will be added across from the clubhouse. The use of the property will remain the same. Dwelling Units will be decreased by 10% from what currently exists. Parking stall numbers will meet the zoning regulations. The existing asphalt will be pulverized in place, overlaid, and restriped. The project will need Plan Commission and Urban Design Commission approval.

The development schedule for the project is planned to start in November of 2012 and end in December of 2013. This includes site and building work. The owner is Nob Hill Apartments, LLC and will be managed by ACC Management out of Oshkosh. The contractor is KM Development. The design architect and engineer for the project is Excel Engineering. The approximate number of employees on the site is 6 to handle maintenance and office related items. The apartments will contain 254 Dwelling Units which will consist of a mix of studio, 1, 2, and 3 bedrooms. The unit's price ranges are expected to be: Efficiency (\$575), 1-bedroom(\$655), 2-bedroom(\$765), and 3-bedroom(\$900 and \$1,004). Open parking stalls will decrease from existing to 357 but garaged stalls will increase to 127. Total parking spaces will be increased to 484 with 22 handicap stalls available (included ADA garaged stalls). These numbers exceed zoning requirements. Green space for the site exceeds zoning requirements simply with the existing undeveloped area to the north. Disturbance for the site will be held below 1 acre and added impervious will be less than 10,000sf. See plan set for specific numbers within the site data table. Existing landscaping on site meets zoning requirements. Plants have been added around the clubhouse.

The redevelopment of the property is expected to be an overall benefit to the community. The site will be improved and the overall dwelling unit density will increase. Please accept the included items for approval.

Nob Hill Apartments, LLC



# ROYAL

Capital Group

**Mission statement:**

Royal Capital Group is a full service Real Estate Development and Venture firm focused primarily on the development and rehabilitation of affordable housing.

**Profile:**

Royal Capital Group LLC, established in September of 2010 primary business includes creating joint venture opportunities with fellow investors, developers, and capital partners that employ the use of both public and/or private sector funds. The most popular programs include but are not limited to:

- Section 42 Tax Credits
- Tax Exempt Bonds
- HUD Insured Financing

Royal's technical acumen and understanding of these core industry programs allows for a competitive advantage that clients and partners find beneficial in the navigation and development process. Since its 2010/11 inaugural fiscal year, Royal has led joint-venture efforts as Owner/Developer on over \$50million in scheduled developments cost. These developments total 419-units across four (4) developments and are projected to create several hundred construction jobs in 2011-2013 according to the National Association of Home Builders (NAHB).

**Key Principal:**

Kevin Newell is a MBA graduate of the University of Wisconsin-Whitewater with an emphasis in Finance and Management, and a 2007 Graduate of the Marquette University Associates in Commercial Real Estate Program (ACRE). As President/CEO of Royal Capital Group, Newell leads the company's efforts in obtaining new business and developing professional relationships while also serving as the primary Developer. Newell brings public sector experience to Royal as both a former Senior Underwriter and as a former Asset Manager of the risk-based portfolio with the Wisconsin Housing and Economic Development Authority (WHEDA). In his 3-year stay in public banking, Newell led efforts to allocate over \$200 million in Federal Tax Credits including the West Lawn Revitalization Development which received the highest single allocation of Tax Credits in the State's history, in addition to the Villard Square Library Development which creatively was the first development in the nation to receive both a Section 42 and New Market Tax Credits allocation. Prior to his role as Senior Underwriter, Newell was the Asset Manager for the Risk Based Portfolio at WHEDA where he successfully managed over \$100 million in loan assets.

*For more information contact Royal Capital at 414.847.6275 or President Newell at  
Kevin.Newell@Royal-CG.com*

Royal Capital Group, LLC  
www.Royal-CG.com

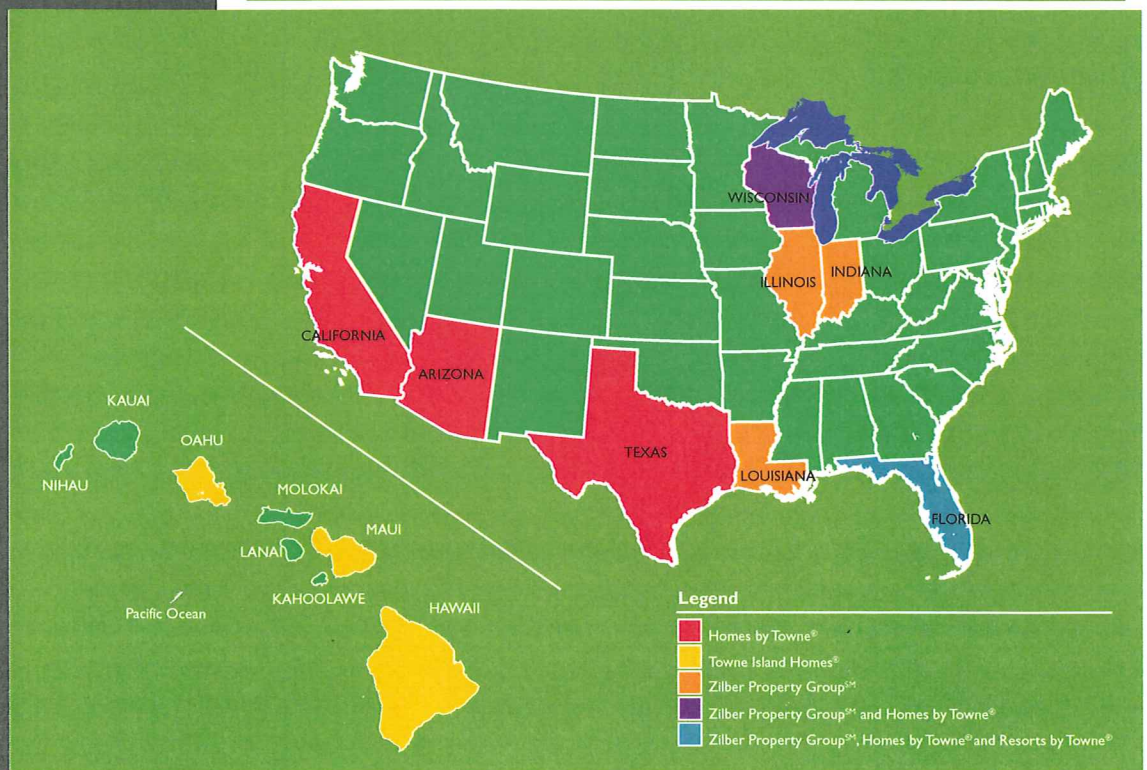
500 W Silver Spring Drive, Suite K200  
Glendale, WI 53217

(p) 414.847.6275  
(f) 414.847.6201

**LINES OF BUSINESS**



**NATIONWIDE OPERATIONS**





## HISTORY

### 1949

Joseph J. Zilber, after graduating from Marquette law school, serving in World War II and beginning his career with a local real estate firm, establishes a privately owned real estate brokerage office, Towne Realty, in his hometown, Milwaukee, Wisconsin.

### 1950's

To satisfy the demand for housing in Wisconsin resulting from the post World War II housing boom, Towne expands to a full-service real estate company that designs, develops, builds and sells homes.

### 1960's

Towne diversifies its business operations in Wisconsin including commercial real estate, consisting primarily of downtown Milwaukee office buildings, and a mortgage banking and servicing business. Towne also expands out of state: developing, owning and managing apartment buildings and student dormitories; and is awarded several government construction projects, primarily building housing for military personnel. Mr. Zilber also forms a public company, Unicare Services, Inc., which would become one of the larger health care companies in America and a "mini-conglomerate" owning and operating several non-related businesses.

### 1970's

Towne expands geographically including development of multi-family residential projects on the Florida Space Coast and in the Phoenix market. The Company's continued growth in the health care industry includes construction and/or renovation by its subsidiary, KM Development Corp, of numerous nursing homes, assisted and senior living centers for internal as well as non-related clients. During this period, the Company also undertook design and construction of over 3,100 single and multi-family housing units on various military bases located in 8 states. Clients included the U.S. Army, Navy and Air Force.

### 1980's

Zilber Ltd. is formed as a holding company for Towne, Unicare, the mortgage banking operation and other Zilber family business interests. The 1980s marked expansion of the Company's residential land development, construction and sales activities to California and Hawaii, as well as development of vacation ownership resorts in Florida. Projects include residential single-family and condominium communities, office buildings and healthcare facilities. The Company's vacation ownership resorts would later be marketed under the Resorts by Towne® brand name. Zilber's construction arm also successfully completed several government subsidized affordable housing projects for the Zilber Group and third parties, including new construction and multi-family renovation projects. In 1983 Zilber Ltd. sold its public company, Unicare, disposing of the nursing home business but retaining ownership of its non-nursing home businesses. These non-real estate businesses were subsequently disposed of over the ensuing 15+ years while Zilber's real estate activities continued to grow.



**1990's**

Taking advantage of its experience, strong financial base and management team, Zilber continued its real estate growth through development of residential, commercial and light industrial real estate, as well as managing its own real estate portfolio. By the end of the decade, Towne's Homes by Towne<sup>®</sup> brand had operations in Arizona, California, Florida, Hawaii, Nevada, Texas and Wisconsin. The Company's construction arm also was active completing numerous projects for itself and third parties including military housing, government subsidized affordable housing, hotels, nursing homes, assisted living and commercial projects.

**2000's**

The Zilber Property Group<sup>SM</sup> (formerly Towne Investments) division, of Zilber Ltd. continued to enhance its commercial real estate portfolio, particularly warehouse and light industrial space, in Southeastern Wisconsin, Illinois (Greater Chicago market) and Florida. Homes by Towne<sup>®</sup> and Towne Island Homes<sup>®</sup> expanded residential activities in California, Arizona, Florida, Texas and Hawaii; and Resorts by Towne began development of the 525-unit Ron Jon<sup>®</sup> Cape Caribe Resort, its newest vacation ownership project in Cape Canaveral, Florida.

**Present Operations**

Today Zilber Ltd. through the Homes by Towne, Towne Island Homes, Zilber Property Group, and Resorts by Towne brands is a focused, well capitalized private company that invests in and develops real estate in diversified markets and business segments with operations and/or holdings in 9 states. Its primary activities include: residential and commercial land acquisition, design, development, construction and sales; investment in (through acquisition and/or development) and management of office, warehouse, light industrial and multi-family residential real estate; and resort vacation ownership design, development, construction, marketing, sales and management. In addition, its construction companies continue to improve real estate for internal projects and third parties.

**Zilber Ltd., Towne Realty, Inc. and Affiliated Companies  
Including KM Development Corp., Landmark Construction Co.,  
Benko Construction Co., Inc., Towne Realty of Hawaii, Inc., etc.**

**Summary of Projects  
1975 to Present**

	<u># of Projects</u>	<u># of Units</u>	<u>Approximate Construction Amount</u>
Affordable Housing	13	1,212	32,021,800
Multi-Family Residential	76	10,009	1,446,333,900
Single Family Homes	63	6,495	1,161,600,000
Military, primarily residential	17	4,885	206,982,700
Commercial	14	-	93,329,000
Assisted Living and Skilled Care (beds)	<u>49</u>	<u>1,699</u>	<u>116,816,800</u>
	<u>232</u>	<u>24,300</u>	<u>3,057,084,200</u>

Note: Unit counts exclude commercial construction and limited-scope renovation projects. Construction costs represent actual and/or best estimates of project hard construction costs and do not include soft costs, administrative costs, marketing or carrying costs. No attempt has been made to adjust these amounts for inflation to current values.

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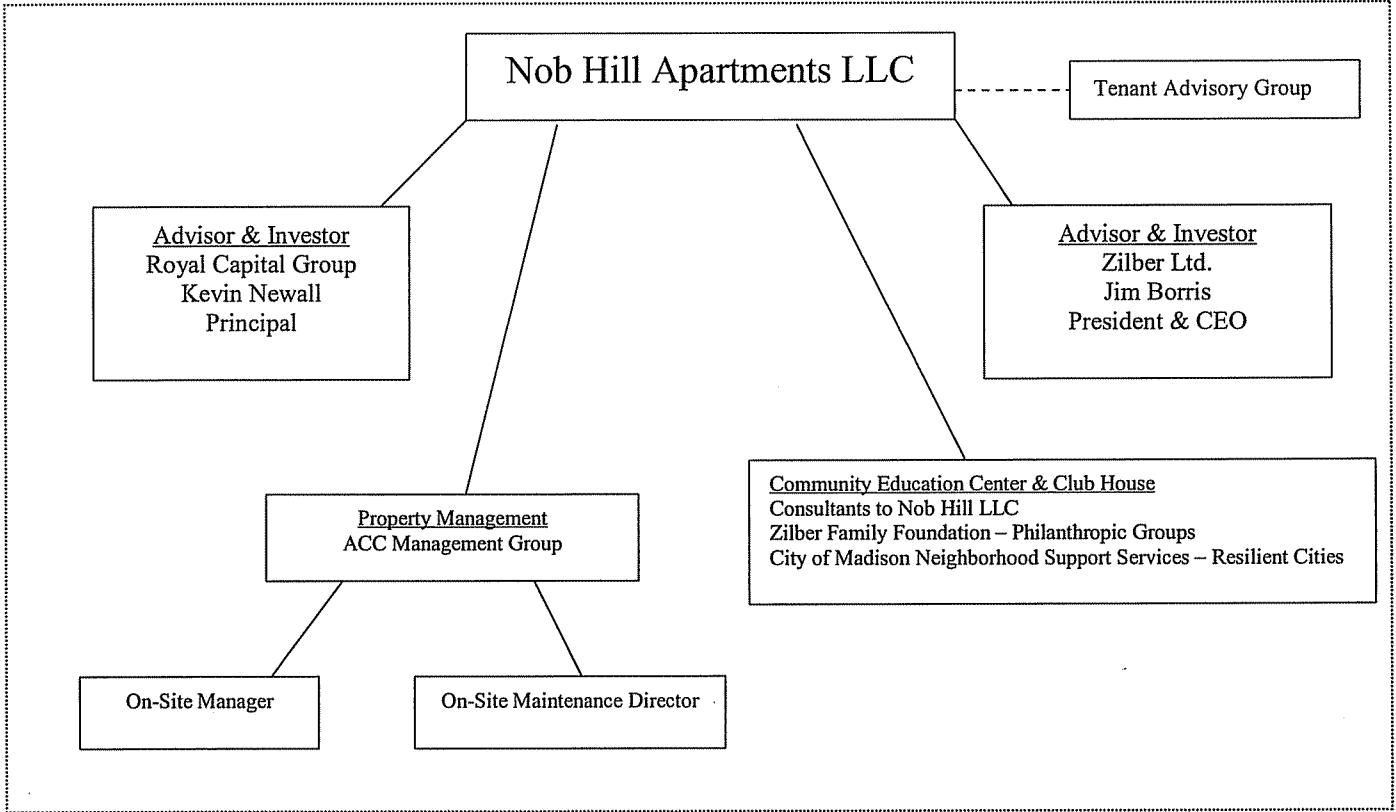
# DRAFT - MANAGEMENT PLAN

## “The Madison Makeover” Renovating and Restoring the Nob Hill Community

Built in the early 70's Nob Hill has clearly outlived its usefulness and desperately needs to be renovated and restored. The present tenants, some of whom have been there from the early days, have raised families who still live at Nob Hill. The City is faced with a disturbing picture. The seven building apartment complex that is Nob Hill today is old, tired and worn out. The buildings have not been well maintained, the grounds, despite some glorious stands of mature trees, lack adequate lighting, basic maintenance and a plan for the future. The once inviting swimming pool and surrounding deck is closed and inoperable. The living units are in desperate need of upgrades in flooring, appliances, painting, entrance ways and new HVAC systems.

The residents are a reflective mix of the Madison community. At a recent meeting Nob Hill residents expressed overwhelming support for the proposed restoration program that would improve the quality of their lives, that of their families and their neighborhood.

With financing support from the Wisconsin housing and economic development authority, an operating partnership called Nob Hill apartments LLC was formed. This partnership is supported by Royal Capital Group and Zilber Ltd. These companies with over 60 years of combined experience in projects like Nob Hill will also enlist government and philanthropic entities who have knowledge and practical experience in developing and implementing programs that will support the quality of life of Nob Hill tenants and their families. The soon to be built club house and community education facility and other amenities, such as family gardens, tot lot, basketball court, soccer field and community patio will be a critical part of the community renovation of Nob Hill.



Each element of the Nob Hill restoration and renovation program and the operational support staff and programs that will run it has been carefully thought out. The key points of each are listed below:

I. Ownership Structure: The two entities supporting Nob Hill Apartments LLC are Zilber Ltd. and the Royal Capital Group LLC. Zilber Ltd. was founded in 1949 by Milwaukee Real Estate Executive and Philanthropist Joseph J. Zilber. This year the company's mix of business will generate approximately \$150,000,000.00 in revenue. The firm has a long and proud history of being involved in a wide-range of real estate projects ranging from homes for GI's returning home WWII to dormitories in Madison, Ann Arbor, Champagne, Urbana and other locations, housing for military personnel throughout the United States, specialized housing for seniors including senior apartments, assisted living facilities, an award winning facility for the care of Alzheimer patients in Wisconsin and office buildings, warehouses and light manufacturing facilities throughout the United States.

Today the company's fifth generation management team is committed to the same values and principals that Mr. Zilber established when he founded the company in 1949. They are quality construction, customer value, respect for the environment, innovative design and engineering and sustainability. A history of the Zilber organization begins on page 5; summary of projects from 1975 to the present can be found on page 7. The Royal Capital Group, although relatively young by comparison to the Zilber organization, has developed a high level of expertise, creating joint venture opportunities for the use of public and private sector funding, which is outlined on page 18. Kevin Newall, the principal of Royal Capital, brings extensive and specialized experience based on his years of work at WHEDA and has developed expertise in the funding mechanisms that are being utilized in the renovation and restoration in Nob Hill.

## II. Management Structure

The Joint Venture partners Royal Capital Group and Zilber Ltd. have hired ACC Management Group to manage the day to day operations of Nob Hill Apartments. The Management Group will be tightly supervised by the venture partners. This supervision will include weekly conference calls, monthly meetings in both Milwaukee and Madison on a rotating basis. The Madison meeting will include a walk-through of the project and its amenities. In addition, the Management Structure will conduct a quarterly review of all operations including a review of customer comment cards, site analysis of the current condition of the property, maintenance reports, fiscal operating procedures, tenant complaints (if any), on-going discussions as to how to improve the tenant quality of life and improvements to protect the asset value of the Nob Hill Community.

## III. Maintenance

The ACC Management Group will oversee a maintenance staff comprised of three maintenance specialists, who in addition to resources that will be made available through the management company will have access and support from Zilber Ltd. maintenance organization, which will include periodic training, facility discussions and trouble shooting expertise. Tenants shall submit maintenance requests through the rental office in the community education center and club house. In addition to maintenance requests, the community center will have a tenant concern box and will be responsible for conducting the six month survey of tenant's satisfaction levels, which will be sent to all tenants every six months.

## IV. Nob Hill Community Operating Procedures

The Management Company in conjunction with the principals shall establish rules and regulations for the facility which will cover both conduct within the units, as well as conduct throughout the community. Such areas as pet regulations, parking regulations and other rules and regulations as may be deemed necessary for the effective operation of the community. A

sample list of rules and regulations can be found as Addendum 1. These rules and regulations will be put in final form no later than 30-days prior to the first move in of tenants to the renovated apartment units and shall be discussed prior to that date with the tenant's advisory committee and appropriate city agencies. To successfully operate Nob Hill, there will be an office staff of three full time and one part time individual; a maintenance staff of three, a 24-hour emergency maintenance service call-in number, which will go directly to the maintenance manager or his/her designee. There will be an immediate response process for emergencies, as well as a delineated security program to respond to any emergency needs.

#### V. Nob Hill Educational Center and Club House

The new Educational Center and Club House ("Educational Center") will be built solely for the use for our tenants and neighborhood groups to enhance the quality of life of our tenants and those living in the neighborhood. Nob Hill Apartments has entered into a consulting agreement with the Zilber Family Foundation to assist it in developing various educational and community oriented programs that will be conducted in the Educational Center. The Zilber Family Foundation will work with other philanthropic groups and organizations in Madison, the City of Madison, and its Neighborhood Services Department to develop these programs, monitor their use and effectiveness and offer the most successful ones to other groups and entities free of charge who wish to implement them elsewhere in the city. These programs may include, but are not limited to, after school mentoring programs, which would take advantage of older residents and retired teachers who wish to tutor younger residents in school topics and other issues, as well as tax services and programs to assist residents in determining whether or not they may be eligible for certain tax refunds that they are now not taking advantage of. There will also be exercise, health and wellness programs including cooking classes, nutritional programs and tips and assistance in how to save money in grocery shopping and consumer durables. The Educational Center will offer computer and business training programs which will include but are not be limited to, setting up a business, accessing the internet, computer programming and basic computer training. The Educational Center will offer a wide range of financial services, which may be offered by banks or credit unions including how to manage your money, how to setup a checking account, how to

manage credit cards and how to evaluate financial decisions. The Educational Center will also be available for candidate forums, issue discussions and will be the location of the yearly meetings of tenants to discuss their quality of life and neighborhood issues. Other programs that may be made available through the Educational Center include: English as a second language, assistance with immigration issues, assistance with legal issues, which may be provided by the legal aid society and/or through pro bono work from local law firms. All of these programs will be funded through non-tax sources and will be an assumed cost of either the Nob Hill apartment community or non-profit groups and organizations who receive funding for this type of activity.

#### VI. Operational Manual External

This will be the rules and regulations, plus conduct on the amenities i.e. basketball court, tot lot etc.

#### VII. Operational Manual Internal

Develop to protect the investment and assist each tenant in enhancing the quality of their lives. The manual will include proper use of appliances, HVAC, emergency evacuation procedures, tenant conduct and consequences.

#### VIII. Landscaping and Grounds

Based on final design approval by UDC and the Plan Commission, a detailed set of rules and regulations regarding the exterior grounds will be issued. It will include hours of use of the various outdoor facilities, hours of use of the Community Education Center and Clubhouse, responsibility for utilization of computers, participation in educational programs and sign up sheets and other responsibilities.



## IX. Garbage Removal

In conjunction with the contracted garbage hauler a system of screened dumpsters will be created as part of the construction process. The process will be designed to maximize efficiency and screen dumpsters from view.

## X. Snow Removal

After final plans are approved, contracts will be let (?) and reviewed. The goal in a snow emergency is to, as promptly as possible, provide access to all areas of the Nob Hill community and to ensure that the snow removed is placed in areas that will not in any way jeopardize the tenants' access or egress to their unit.

## XI. Rules and Regulations

A draft set of rules and regulations will be put together see point above and our initial draft is attached as Addendum 1.

## **Nob Hill Apartments**

### **Community Center Activities**

#### **ESL – English as a Second Language**

We are aware that we have some residents who do not speak English and would like to offer them the opportunity to learn at their leisure. Therefore, all computers available to residents within the community center will be programmed with software that specializes in teaching English as a second language. The Nob Hill Community Coordinator will assist the residents with any technical questions as it pertains to this software.

#### **Fitness Classes**

Fitness classes will be offered throughout the week within the community center for residents ages 18 and older. The offerings will include Zumba, Hip Hop Abs, and Yoga. Each class will range between 30 minutes to a full hour. In addition to fitness classes, we will offer health pamphlets and screening programs which will be supplied by area Hospitals to educate our residents about health and wellness.

#### **Arts & crafts**

Arts and crafts will be offered weekly in order to provide a venue for children to display their artistic abilities. The activities will include: Creating a family portrait, making tie-dyed t-shirts, Show & Tell, etc. The Community Coordinator will organize and monitor the activities listed. This portion of programming will be geared towards school aged children.

#### **Poetry and Artistic Expression**

We will partner with a local organization in order to provide an outlet for teenagers to express themselves through writing. This workshop will serve as an "open-mic" venue for poetry, song, and dance.

#### **Tutoring**

In order to encourage academic excellence we will offer on-site tutoring for residents ages 5-18. This activity will be provided through successful partnerships with local organizations along with area Colleges/Universities. Tutors will focus on assisting students in their areas of need.

#### **Local Organizations**

The Community Center at Nob Hill apartments will host local organizations that have an interest in developing the educational, health and social activities of our residents. Organizations of interest include but are not limited to: Centro Hispano and Nehemiah Community Development corporation.

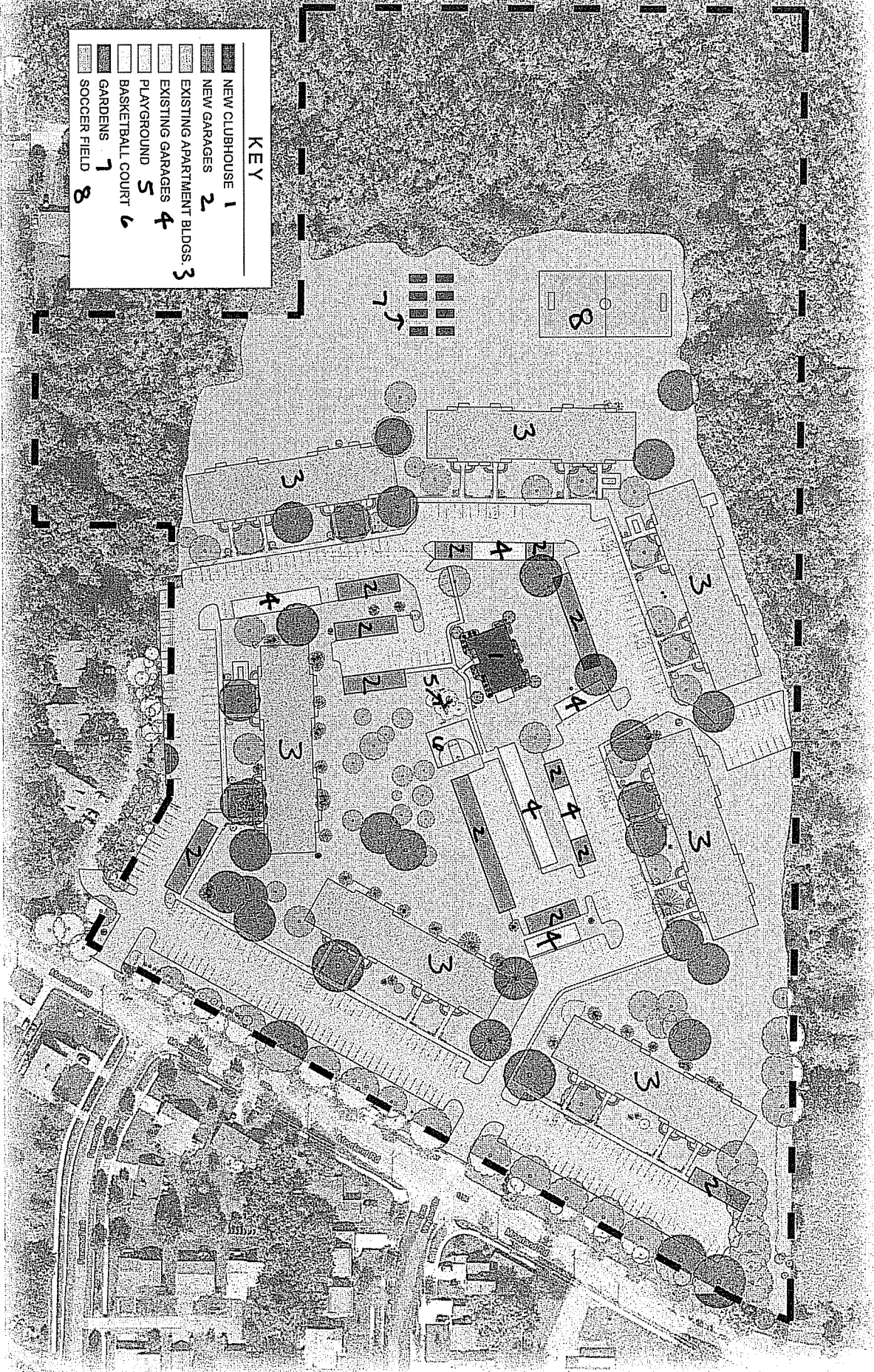
\*These programs are subject to change upon obtaining feedback from Nob Hill residents.



# Nob Hill Apartments - Site Plan

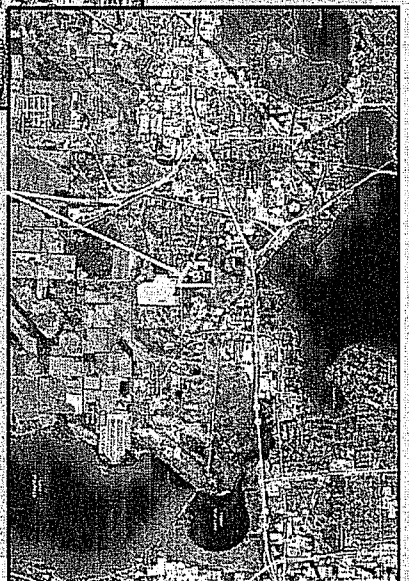
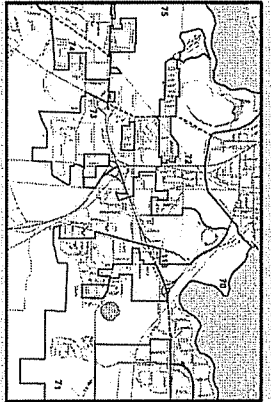
**KEY**

	NEW CLUBHOUSE	1
	NEW GARAGES	2
	EXISTING APARTMENT BLDGS.	3
	EXISTING GARAGES	4
	PLAYGROUND	5
	BASKETBALL COURT	6
	GARDENS	7
	SOCCER FIELD	8



**EXCEL ENGINEERING**  
 Always a Better Plan

# Neighborhood Context: Exterior

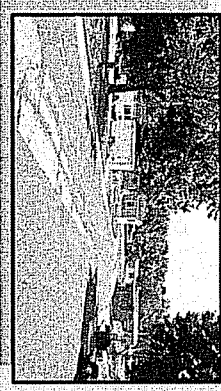


LOCATION

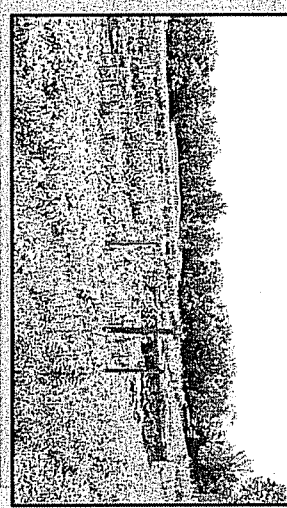
Nob Hill Apartments



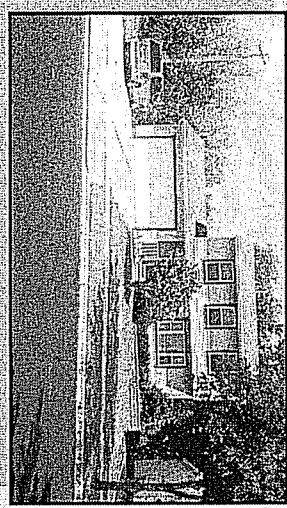
Highway 100, looking south



Highway 100, looking south

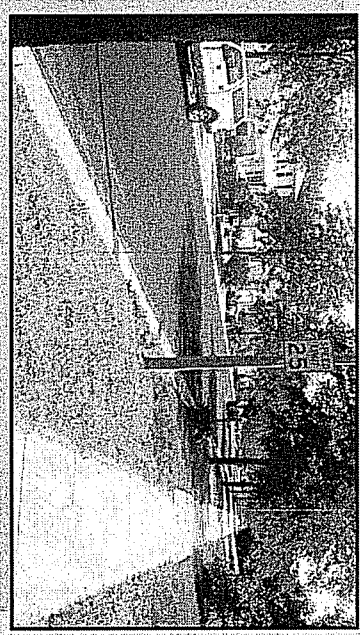


Highway 100, looking south

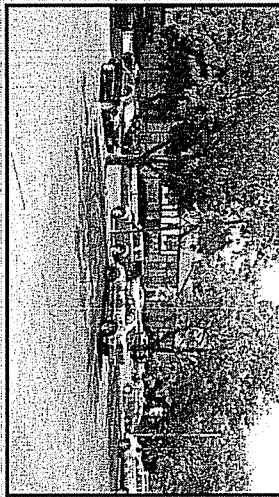


# Highway 100, looking south

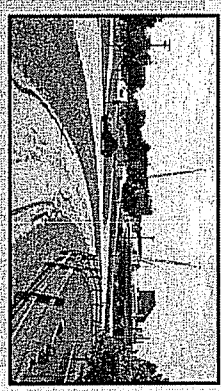
Highway 100, looking south



Highway 100, looking south

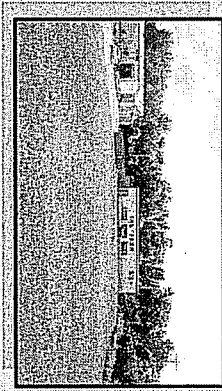


Highway 100, looking south



Always  
Remember  
to wear your seat belt

Highway 100, looking south



Highway 100, looking south



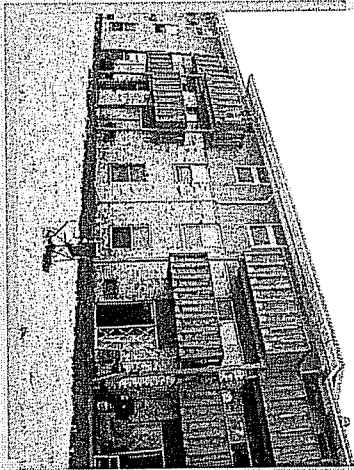
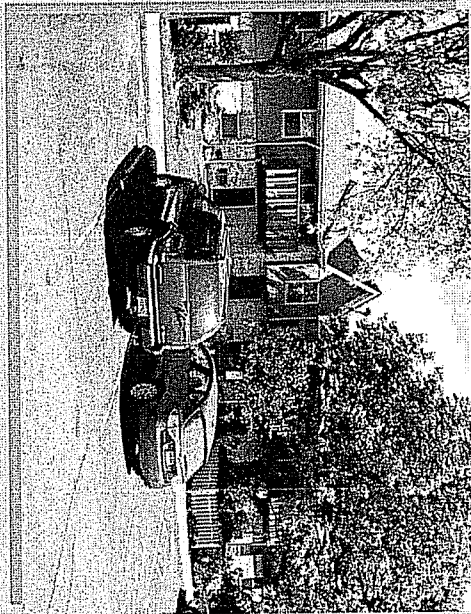
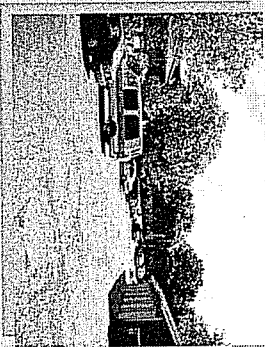
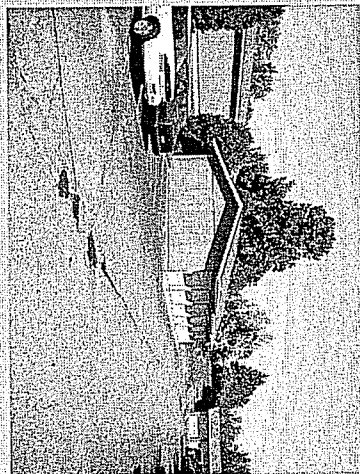
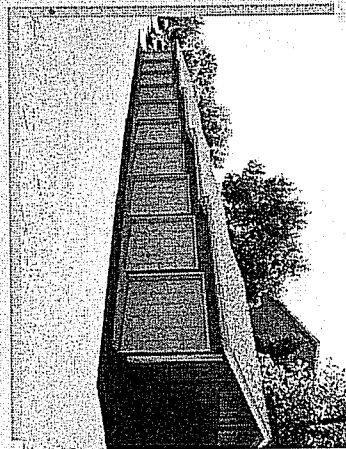
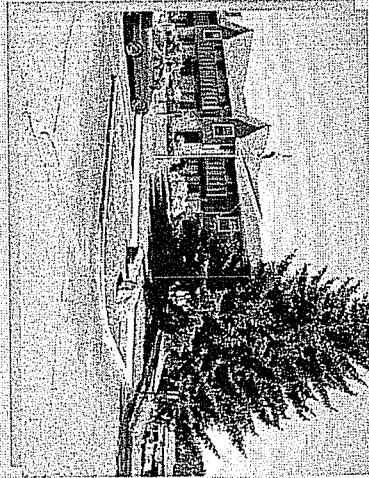
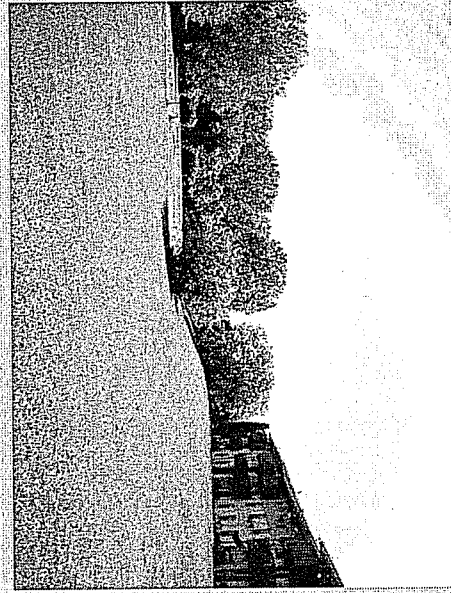
Highway 100, looking south



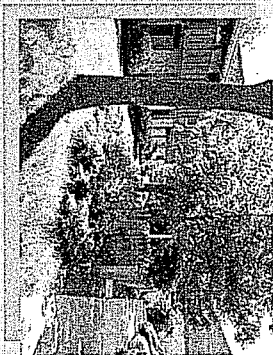
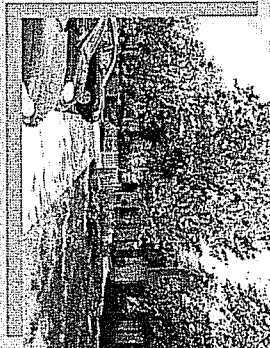
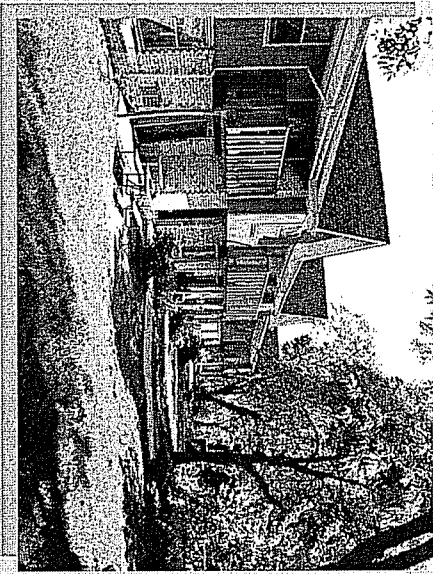
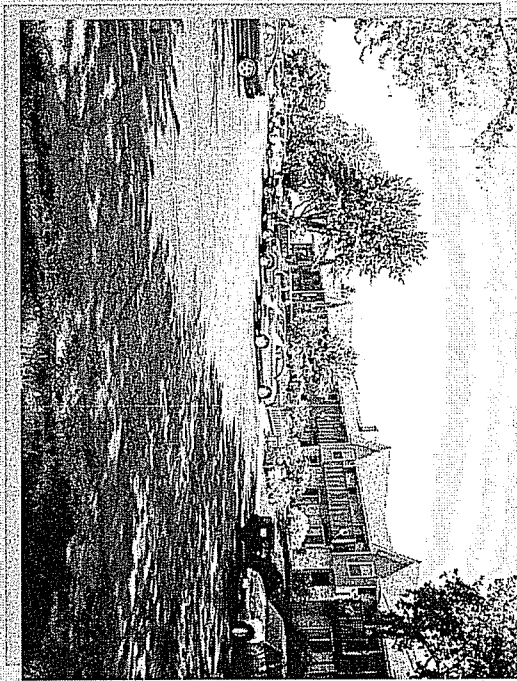
Highway 100, looking south



EXISTING SITE PHOTOS

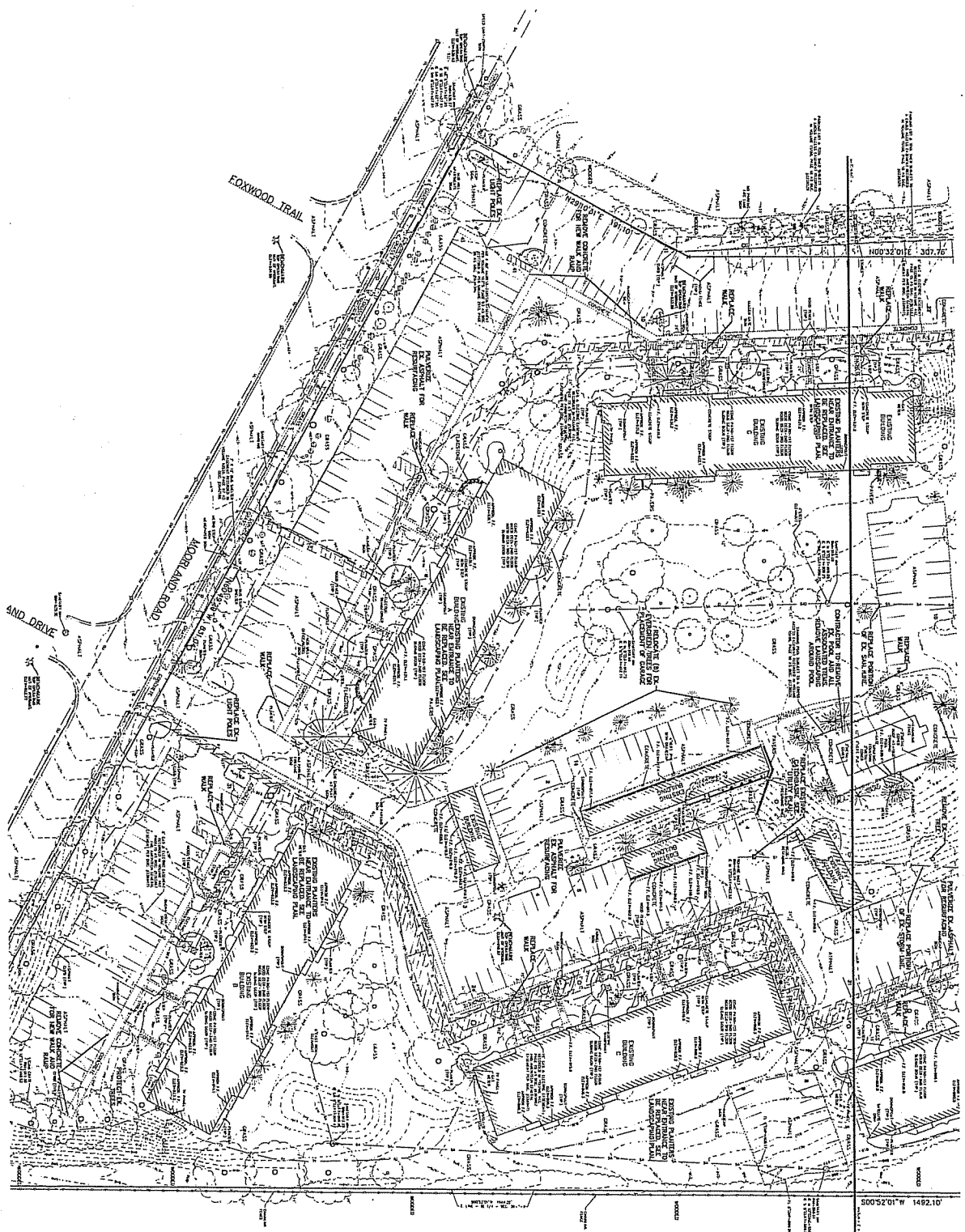


THE GREAT WESTERN  
HOTELING SILVER PHOTOS



THE GREAT WESTERN  
HOTELING SILVER PHOTOS





1:250 SCALE  
 1" = 250'

**EXISTING SITE AND  
 DEMOLITION PLAN**

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



11  
 EXCEL  
 ENGINEERING, INC.

11000 W. WISCONSIN AVENUE  
 MILWAUKEE, WI 53227  
 TEL: 414.224.1100  
 FAX: 414.224.1101  
 WWW.EXCEL-ENG.COM

DATE: 06/28/2012  
 TIME: 10:29:00 AM  
 SHEET: 11 OF 11

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	06/28/2012
2	ISSUED FOR CONSTRUCTION	06/28/2012
3	ISSUED FOR AS-BUILT	06/28/2012
4	ISSUED FOR FINAL	06/28/2012
5	ISSUED FOR ARCHIVE	06/28/2012

ARCHITECT: EXCEL ENGINEERING, INC.  
 HUB PROJECT # 1100  
 1100

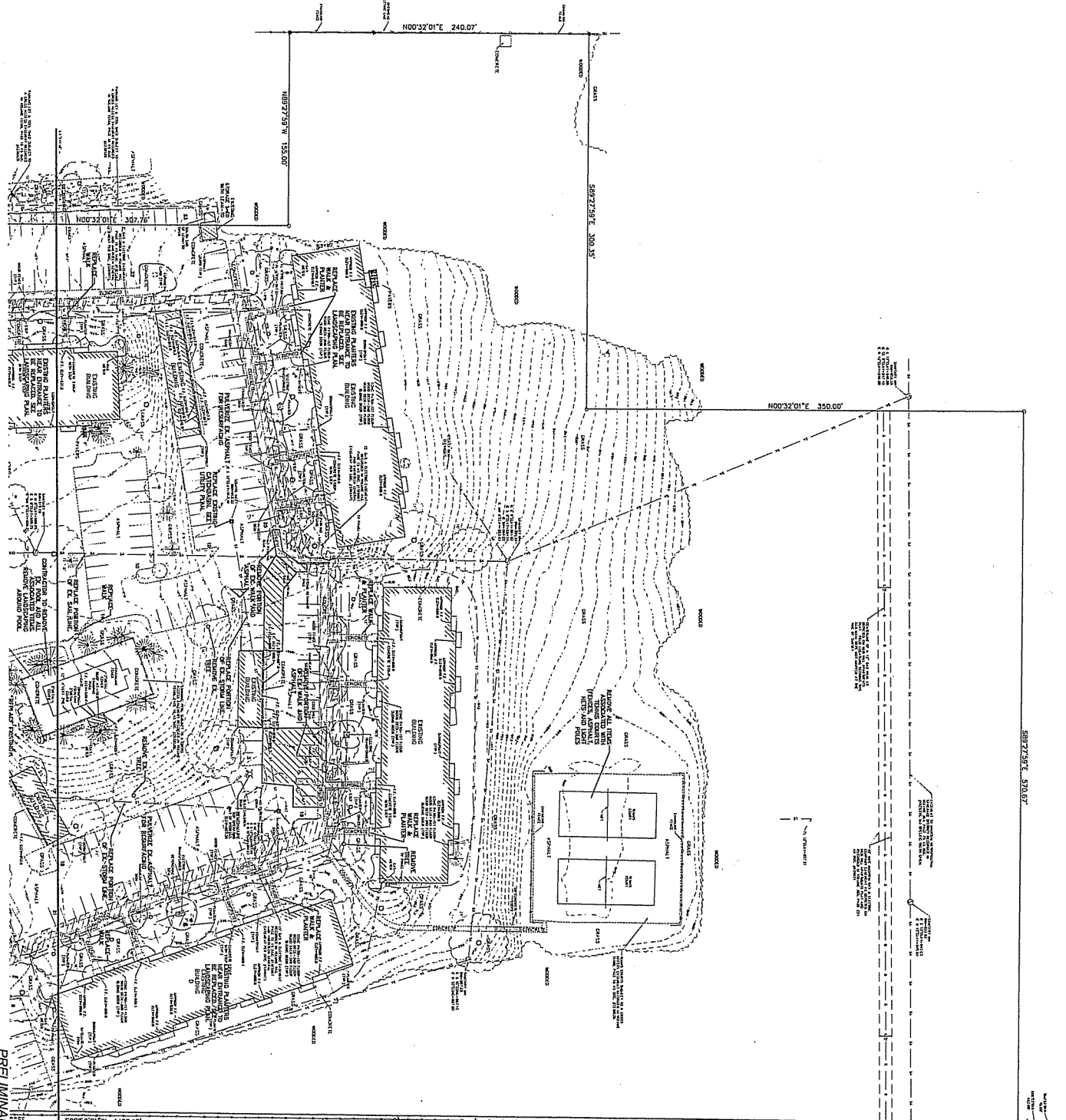
**OWNER:**  
 NOB HILL APARTMENTS LLC  
 710 NORTH PLANKINTON AVENUE  
 SUITE 1200  
 MILWAUKEE, WI 53203

**PROJECT:**  
 NOB HILL APARTMENTS  
 1108 MOORLAND ROAD  
 MADISON, WI 53713

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	06/28/2012
2	ISSUED FOR CONSTRUCTION	06/28/2012
3	ISSUED FOR AS-BUILT	06/28/2012
4	ISSUED FOR FINAL	06/28/2012
5	ISSUED FOR ARCHIVE	06/28/2012

11000 W. WISCONSIN AVENUE  
 MILWAUKEE, WI 53227  
 TEL: 414.224.1100  
 FAX: 414.224.1101  
 WWW.EXCEL-ENG.COM

C1.1A



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

**EXISTING SITE AND DEMOLITION PLAN**

NOB HILL APARTMENTS  
710 NORTH PLANKINTON AVENUE  
SUITE 1200  
MILWAUKEE, WI 53203

C1.1B

PROJECT:  
NOB HILL APARTMENTS  
1108 MOORLAND ROAD  
MADISON, WI 53713

OWNER:  
NOB HILL APARTMENTS LLC  
710 NORTH PLANKINTON AVENUE  
SUITE 1200  
MILWAUKEE, WI 53203

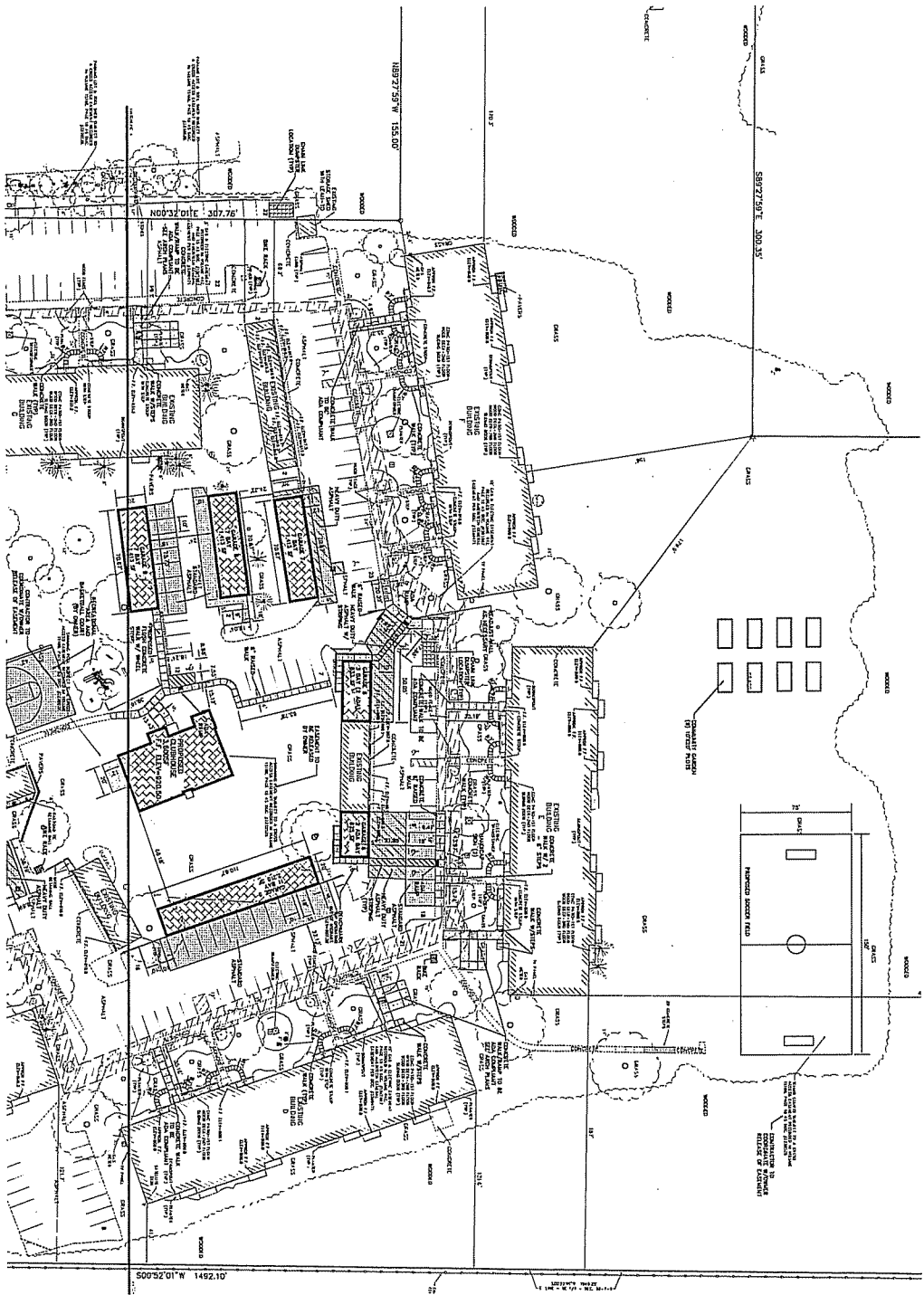
PRELIMINARY SHEET DATES:  
JUNE 20, 2012  
JAN 31, 2012

NO.	DESCRIPTION	DATE
1	PRELIMINARY SHEET	06/20/12
2	REVISION	01/31/12
3	REVISION	01/31/12
4	REVISION	01/31/12
5	REVISION	01/31/12
6	REVISION	01/31/12
7	REVISION	01/31/12
8	REVISION	01/31/12
9	REVISION	01/31/12
10	REVISION	01/31/12



EXCEL ENGINEERING, INC.  
1100 W. WISCONSIN AVENUE  
MILWAUKEE, WI 53233  
TEL: 414.224.2200  
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NORTH  
SITE PLAN

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



11200 W. WISCONSIN AVENUE  
MILWAUKEE, WI 53227  
TEL: 414.221.1100  
FAX: 414.221.1101  
WWW.EXCEL-ENGINEERING.COM

PROJECT NO. 11200

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	07/11/12
2	ISSUED FOR CONSTRUCTION	07/11/12
3	ISSUED FOR RECORD	07/11/12
4	ISSUED FOR AS-BUILT	07/11/12
5	ISSUED FOR FINAL	07/11/12
6	ISSUED FOR ARCHIVE	07/11/12
7	ISSUED FOR DESTRUCTION	07/11/12
8	ISSUED FOR RECONSTRUCTION	07/11/12
9	ISSUED FOR RENOVATION	07/11/12
10	ISSUED FOR MAINTENANCE	07/11/12
11	ISSUED FOR REPAIR	07/11/12
12	ISSUED FOR REPLACEMENT	07/11/12
13	ISSUED FOR REMOVAL	07/11/12
14	ISSUED FOR REUSE	07/11/12
15	ISSUED FOR RECYCLING	07/11/12
16	ISSUED FOR REPAIR	07/11/12
17	ISSUED FOR REPLACEMENT	07/11/12
18	ISSUED FOR REMOVAL	07/11/12
19	ISSUED FOR REUSE	07/11/12
20	ISSUED FOR RECYCLING	07/11/12

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MILWAUKEE, WI 53227  
TEL: 414.221.1100  
FAX: 414.221.1101  
WWW.EXCEL-ENGINEERING.COM

OWNER:  
NOB HILL APARTMENTS LLC  
710 NORTH PLANKINTON AVENUE  
SUITE 1200  
MILWAUKEE, WI 53203

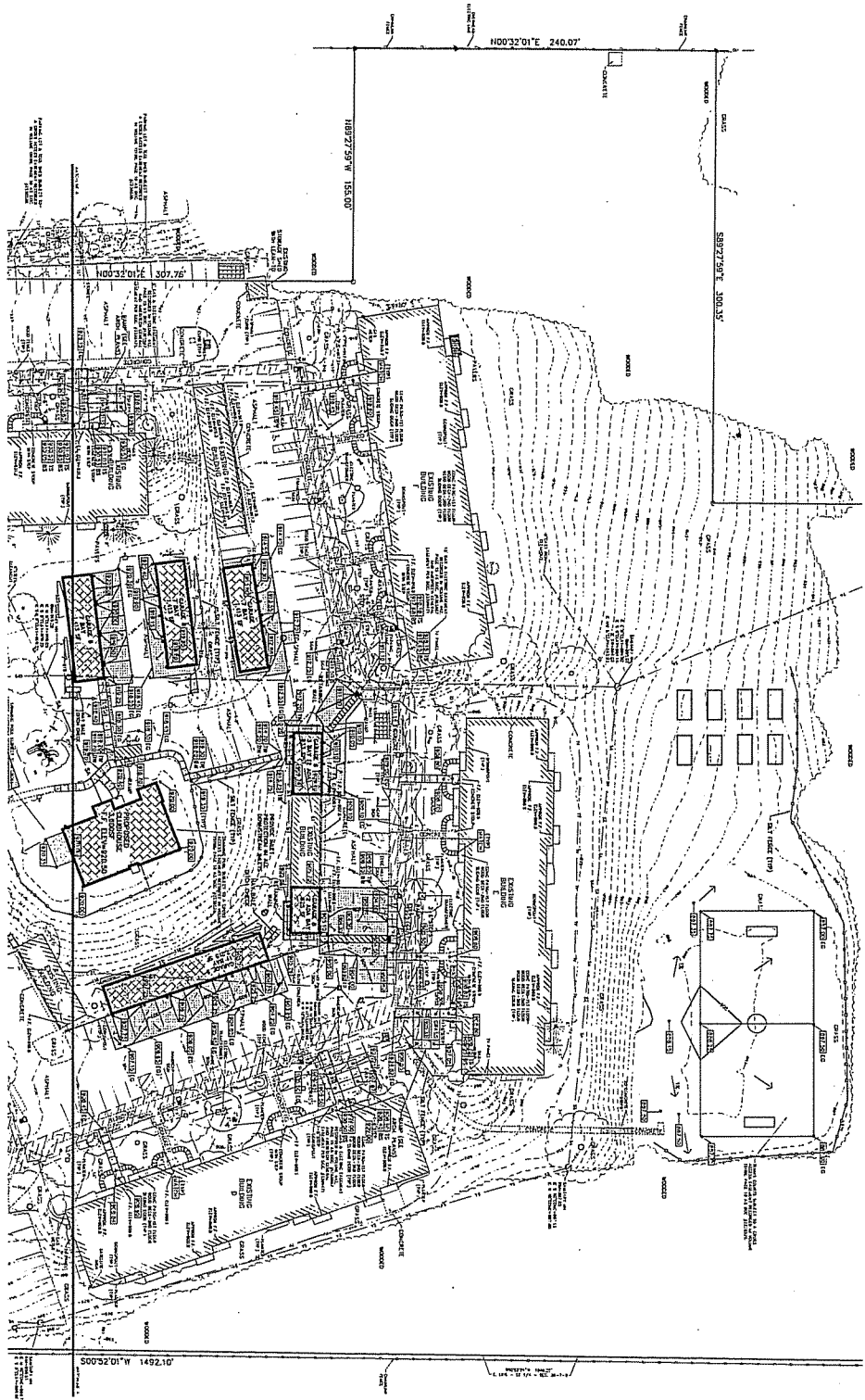
PROJECT:  
NOB HILL APARTMENTS  
1108 MOORLAND ROAD  
MADISON, WI 53713

PRELIMINARY SHEET DATES:  
JUNE 28, 2012  
AUG 31, 2012

JOB NUMBER:  
11200-00  
SHEET  
C1.2B

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION





PRODUCTION  
 DATE: 06/28/2012  
 TIME: 10:00 AM  
 PROJECT: 1200

Drawn by: [Name]  
 Checked by: [Name]

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	06/28/2012
2	ISSUED FOR CONSTRUCTION	07/21/2012

APPROVED FOR CONSTRUCTION  
 [Signature]  
 TSD

**OWNER:**  
 NOB HILL APARTMENTS LLC  
 710 NORTH PLANKINTON AVENUE  
 SUITE 1200  
 MILWAUKEE, WI 53203

**PROJECT:**  
 NOB HILL APARTMENTS  
 1108 MOORLAND ROAD  
 MADISON, WI 53713

**PRELIMINARY SHEET DATES:**  
 DATE: 06/28/2012  
 DATE: 07/21/2012

**GRADING AND EROSION CONTROL PLAN**

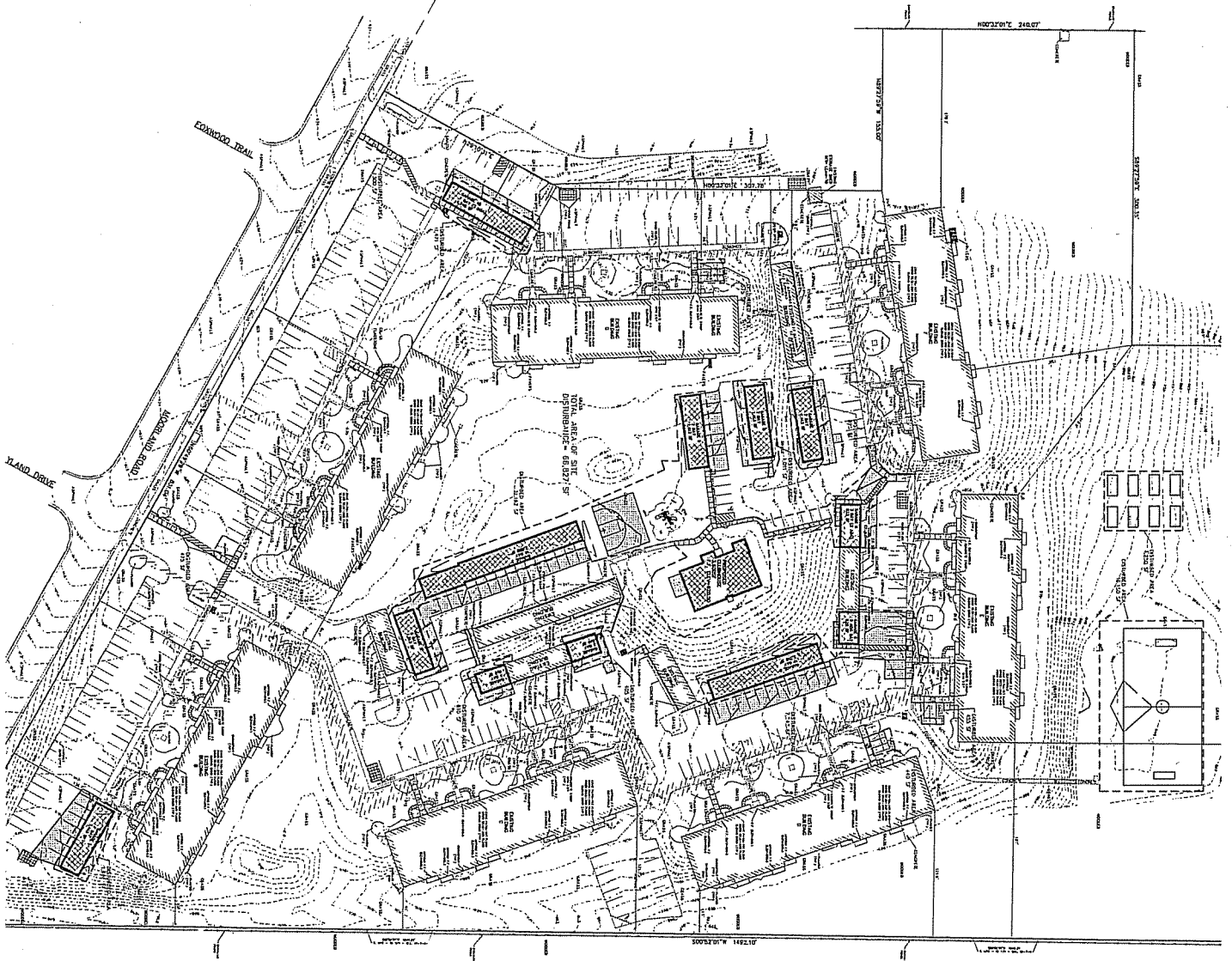
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

**C1.3B**









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**NORTH**  
LIMITS OF DISTURBANCE

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JOB NUMBER: 1208220  
SHEET: C16

PRELIMINARY  
SHEET DATES:  
JULY 31, 2012

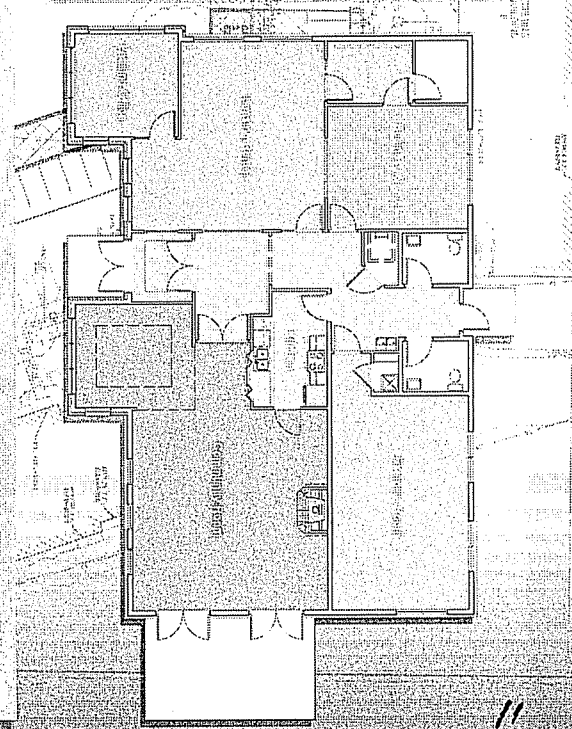
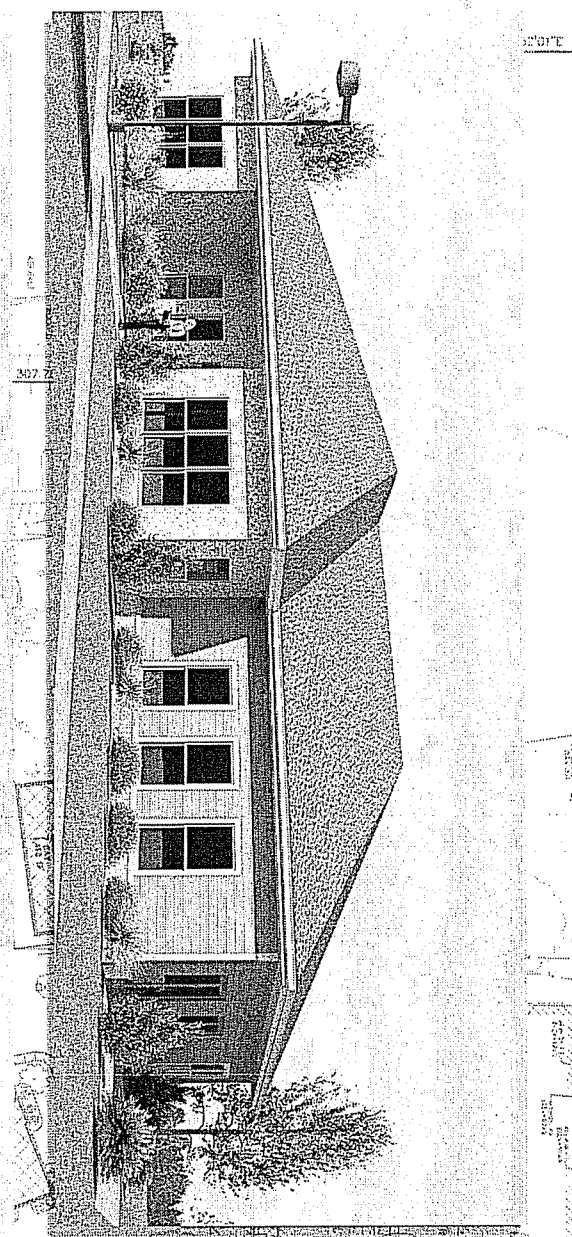
**PROJECT:**  
NOB HILL APARTMENTS  
1108 MOORLAND ROAD  
MADISON, WI 53713

**OWNER:**  
NOB HILL APARTMENTS LLC  
710 NORTH PLANKINTON AVENUE  
SUITE 1200  
MILWAUKEE, WI 53203

ARCHITECT: EXCEL ENGINEERING, INC.  
H/O PROJECT #  
180

NO.	DATE	DESCRIPTION
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EXCEL ENGINEERING, INC.  
1108 MOORLAND ROAD  
MADISON, WI 53713  
TEL: 608.261.1111  
WWW.EXCEL-ENGINEERING.COM

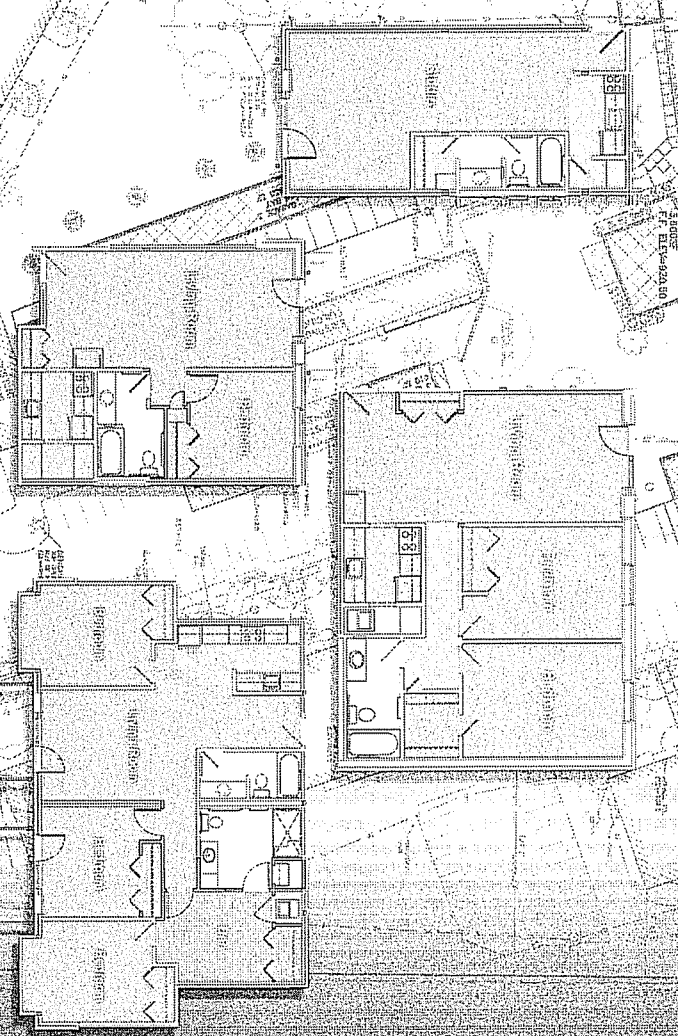
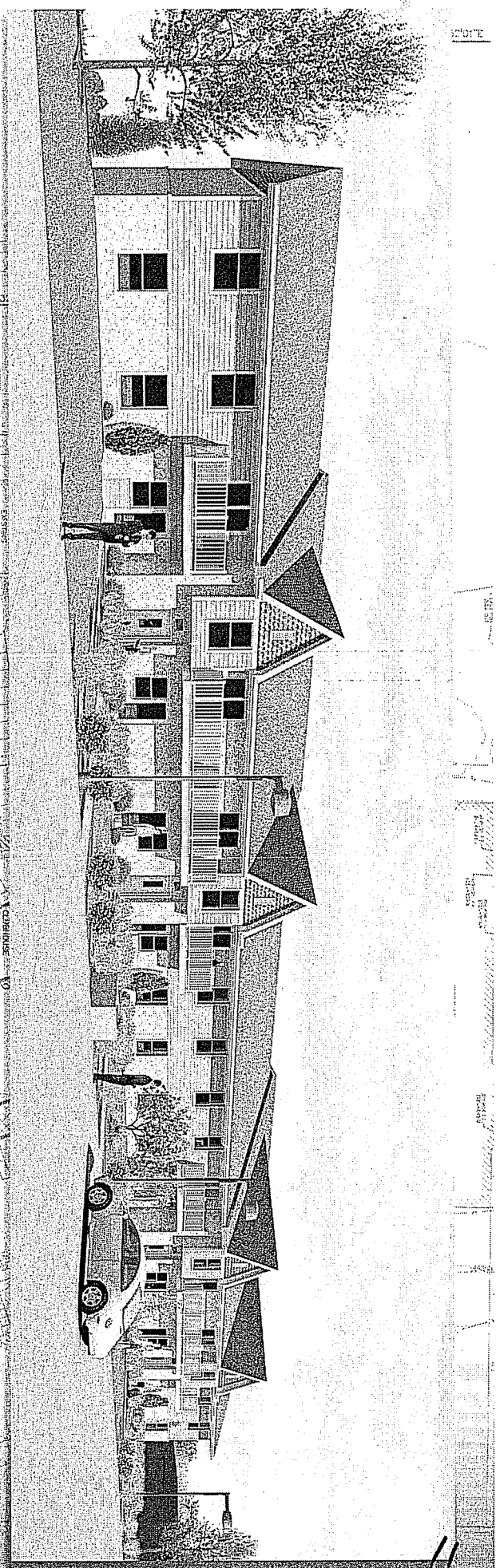


# Nob Hill Apartments - Community Clubhouse

SIDING COLOR:

HEATHERED  
MOSS

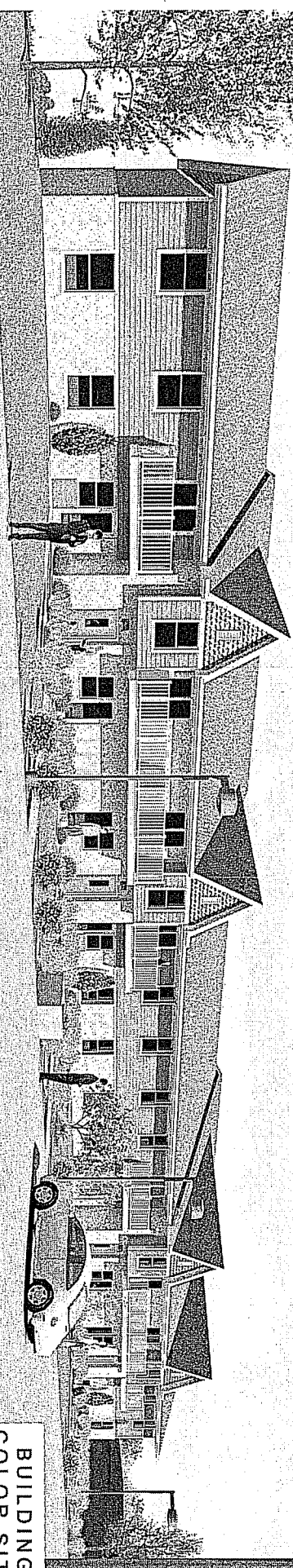
EXCEL ENGINEERING,  
ALWAYS A BETTER PLAN



# Nob Hill Apartments - Apartment Building

SIDING COLOR:  
 HEATHERED  
 MOSS

EXCEL ENGINEERING,  
 ALWAYS A BETTER PLAN

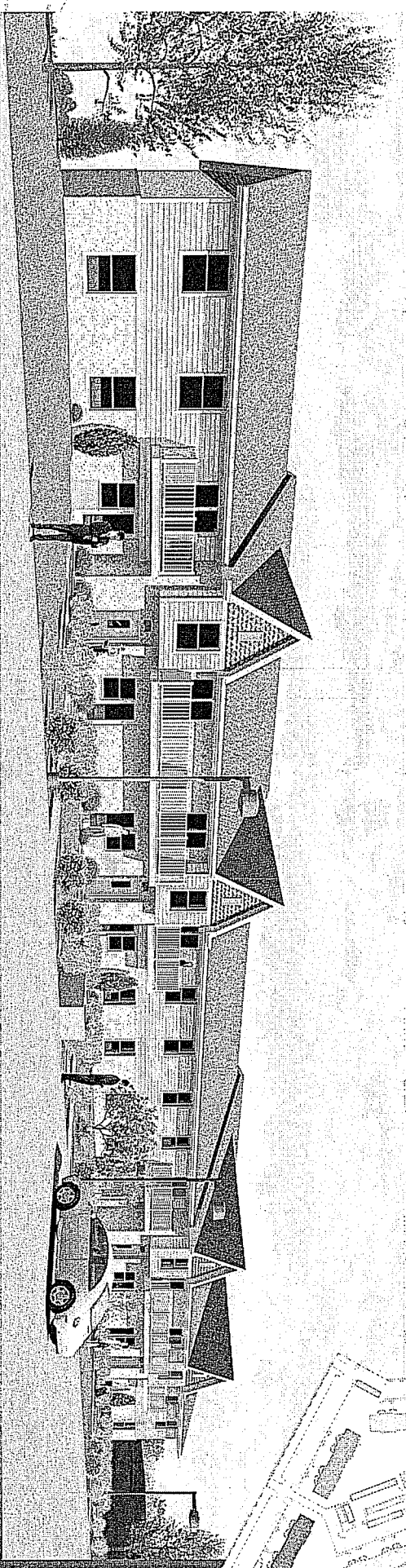
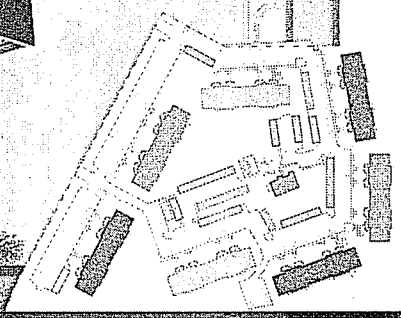


**Nob Hill Apartments - Apartment Building**

SIDING COLOR:  
MOUNTAIN  
SAGE

**BUILDING  
COLOR SITE  
KEY:**

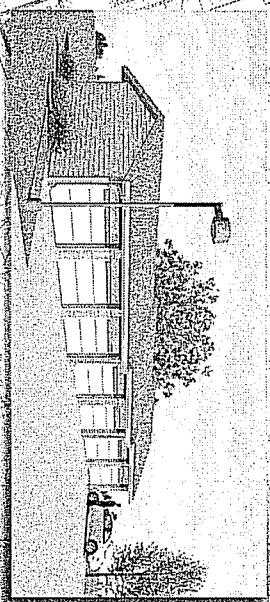
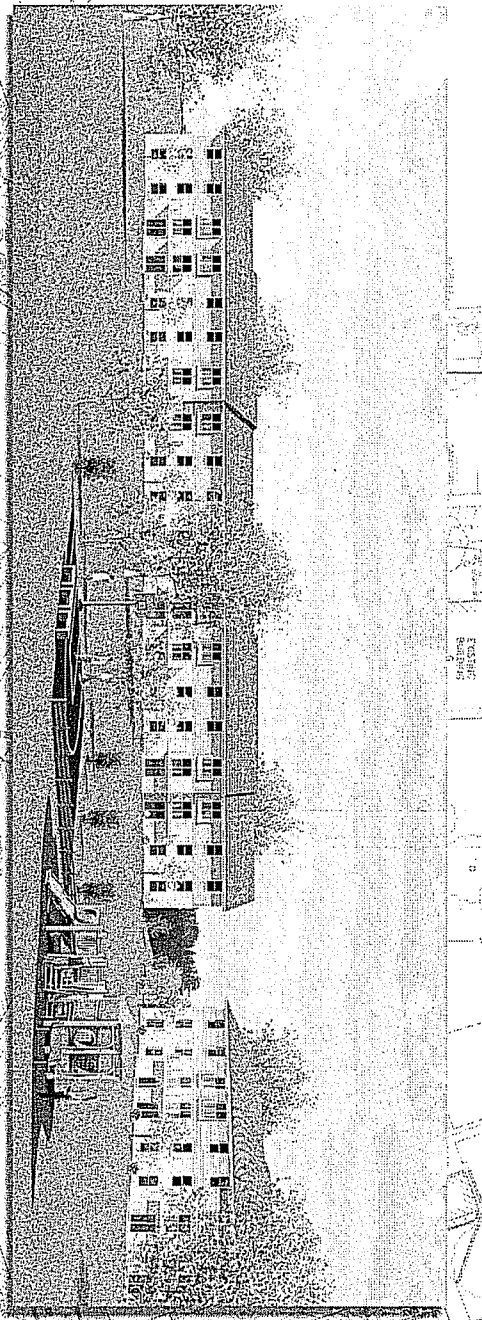
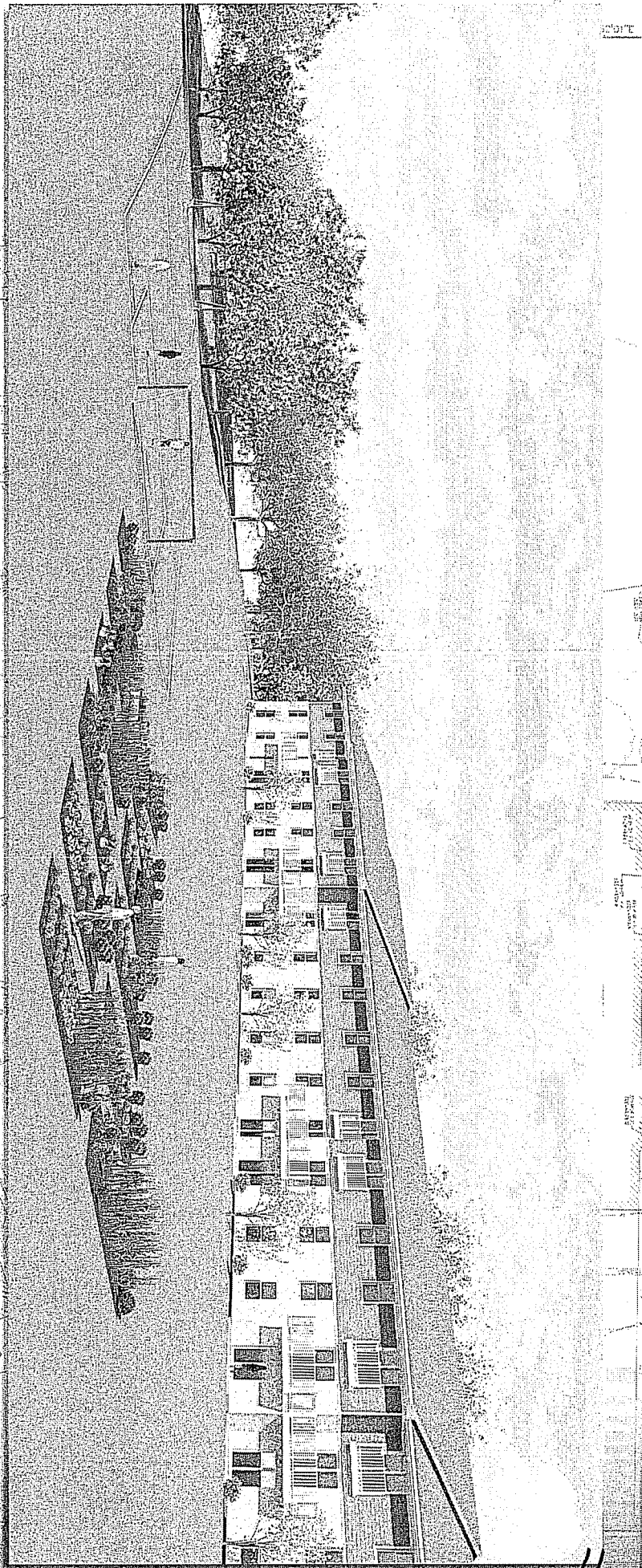
	Color swatch for Mountain Siding
	Color swatch for Taupe



**Nob Hill Apartments - Apartment Building**

SIDING COLOR:  
MONTEREY  
TAUPE

**EXCEL ENGINEERING**  
Always a better plan



# Nob Hill Apartments - Site Amenities

**EXCEL ENGINEERING**  
 Always a better plan.

<p><b>HEATED/HEATED MASS (SEE SANITARY)</b></p>	<p><b>MOUNTAIN SAGE (SEE SANITARY)</b></p>	<p><b>MOUNTAIN SAGE (SEE SANITARY)</b></p>
-------------------------------------------------	--------------------------------------------	--------------------------------------------

