

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: 9-26-12
UDC MEETING DATE: 10-3-12

Action Requested
 Informational Presentation
 Initial Approval and/or Recommendation
 Final Approval and/or Recommendation

PLEASE PRINT!

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PROJECT ADDRESS: 1108 MOORLAND ROAD

ALDERMANIC DISTRICT: 14

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
NOB HILL APARTMENTS, LLC EXCEL ENGINEERING, INC.

KEVIN NEWELL JONATHAN BRINKLEY

CONTACT PERSON: JONATHAN BRINKLEY

Address: 100 CAMELOT DRIVE
FOND DU LAC, WI 54935

Phone: 920-926-9800

Fax: 920-926-9801

E-mail address: JONATHAN.B@EXCELENGINEER.COM

TYPE OF PROJECT:

(See Section A for:)

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

(See Section B for:)

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

(See Section C for:)

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

(See Section D for:)

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

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

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

July 31, 2012

Revised September 26, 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 (interior and exterior), adding a clubhouse, and adding garaged parking stalls on site so that 50% of the units have a garaged stall. 5% of the apartments will be renovated to comply with ADA standards. Walk paths to these building entrances will be replaced to remove existing steps. Building entrances at grade on the front of buildings will become primary entrances with swing doors in lieu of sliding doors, electronic pass keys and proposed pathways from the main sidewalk.

The existing in-ground pool will be removed and replaced with a community clubhouse and leasing office with a recreational area added across from the clubhouse. The existing tennis courts will be removed and a soccer field with community gardens will be added. The use of the property will remain the same. Dwelling Units will be decreased by 10% from what currently exists by combining smaller units into larger, three bedroom units. Overall bedroom count will increase by 34 bedrooms. 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 per direction given by the Planning Department.

The development schedule for the project is planned to start construction 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 on site will decrease from 427 to 357 but garaged stalls will increase from 48 to 127. Total parking spaces will be increased from 475 to 500 with 22 handicap stalls available (included ADA garaged stalls). These numbers exceed zoning requirements. Green space for the site exceeds zoning

requirements with ample existing undeveloped area to the north. Disturbance for the site will be limited. Impervious area for the site will be minimally increased by only 800sf. See plan set for specific numbers within the site data table.

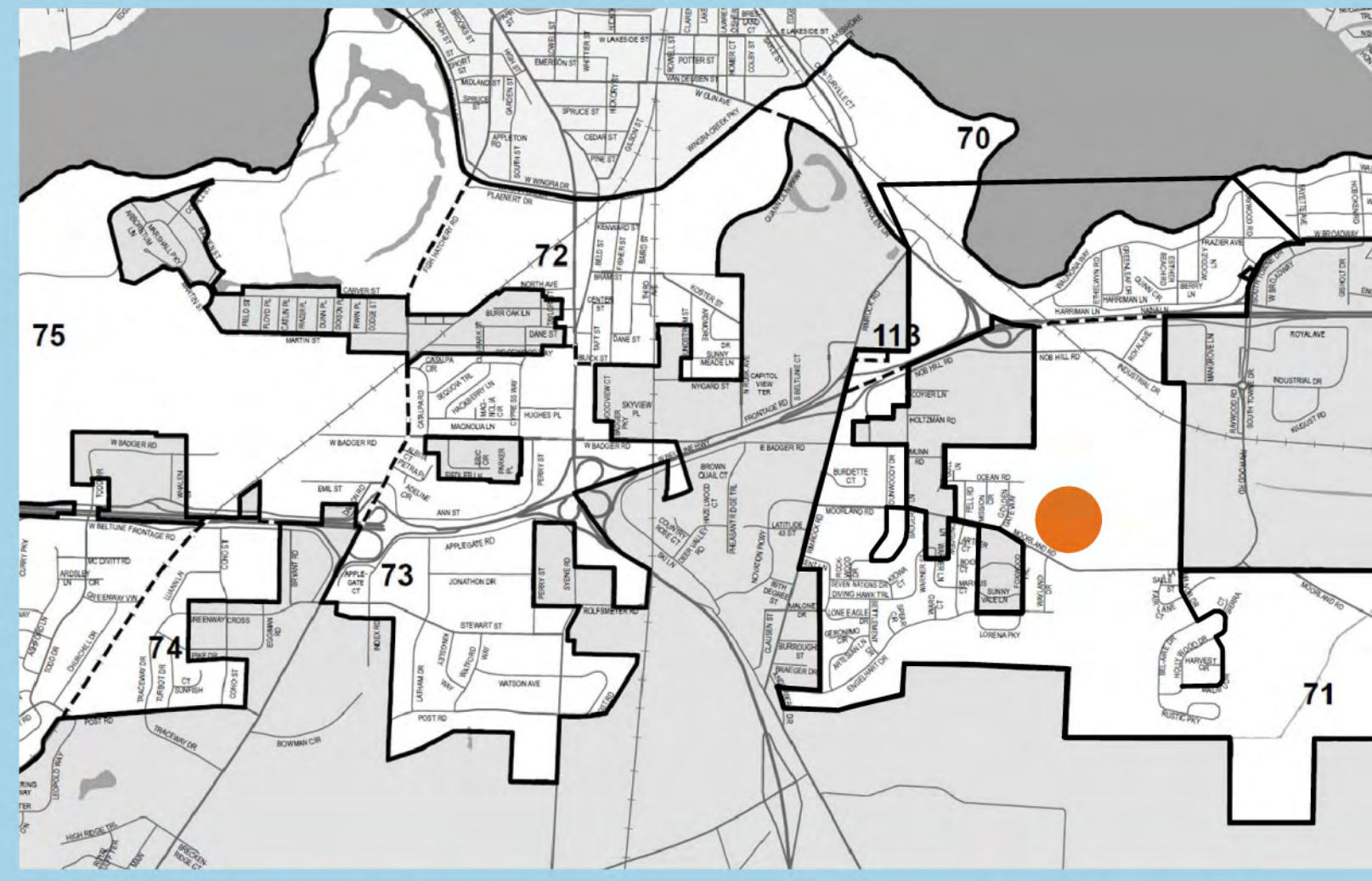
Existing landscaping on site meets zoning requirements per the landscape worksheet. Plants have been added around the clubhouse and at the entryways of the newly remodeled buildings. See landscape plans on sheets C1.5 – C1.5C. Multiple landscape schemes have been developed; one shade mix and two sun mix planting arrangements.

Bike racks with twelve parking spaces have been added adjacent to each building to fulfill zoning requirements.

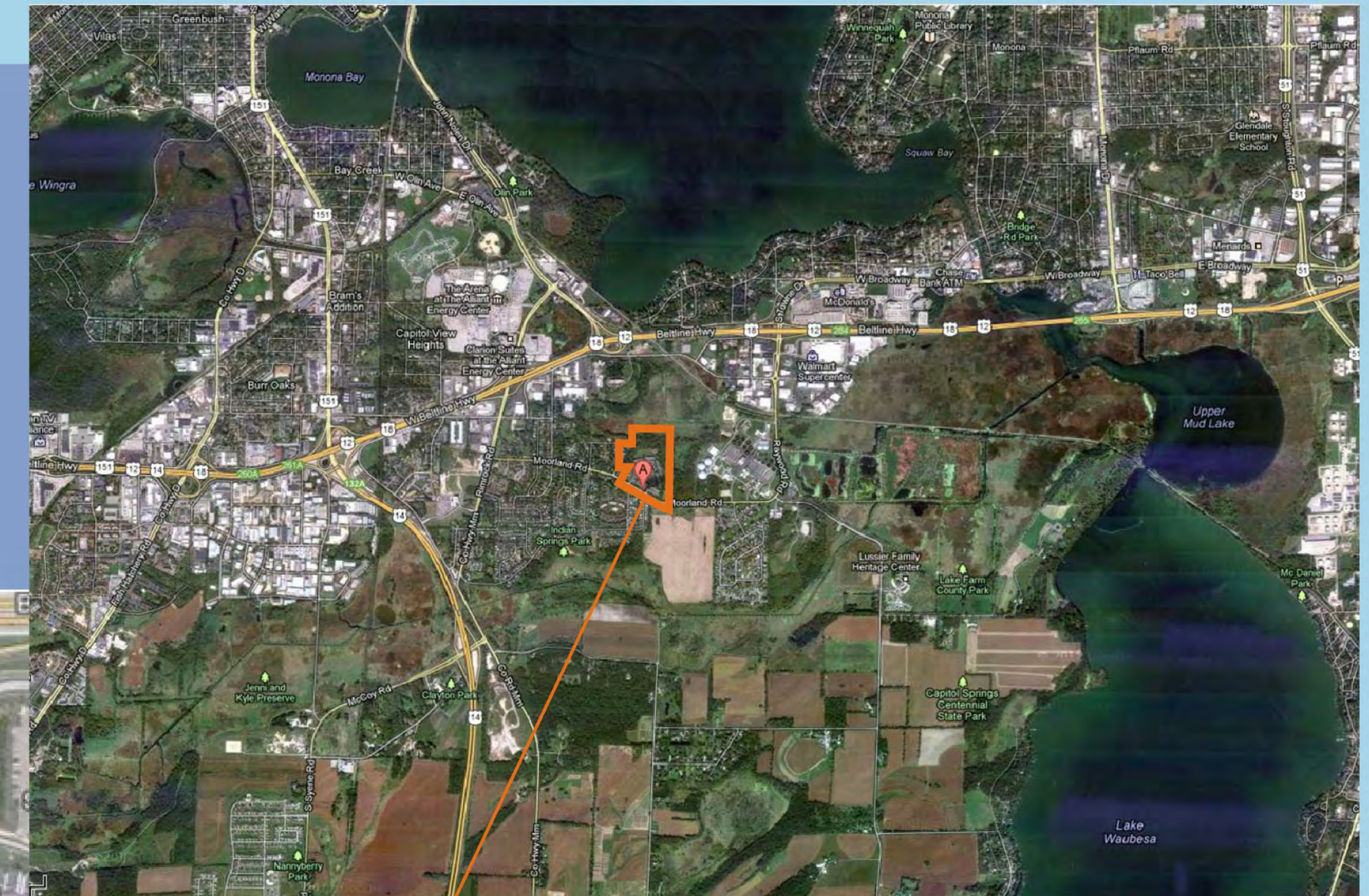
On the exterior of the buildings, T1-11 plywood siding will be replaced by fiber-cement lap siding and shakes. Multiple identity elements have been developed along with three complimenting color schemes. The architectural intent is to give each building a more distinct identity and break up the monotony of identical buildings by creating a neighborhood of things that are similar to each other yet different enough to play off one another. Existing brick and roofing is in good shape and will be retained. Windows, fascia, soffit, and gutters will be replaced as well as entrance doors. Garage designs have been updated to include additional architectural features at highly visible garages. In addition, garage footprints have been altered and moved on the site for better lines of site and enhanced security.

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

Neighborhood Context Exhibit

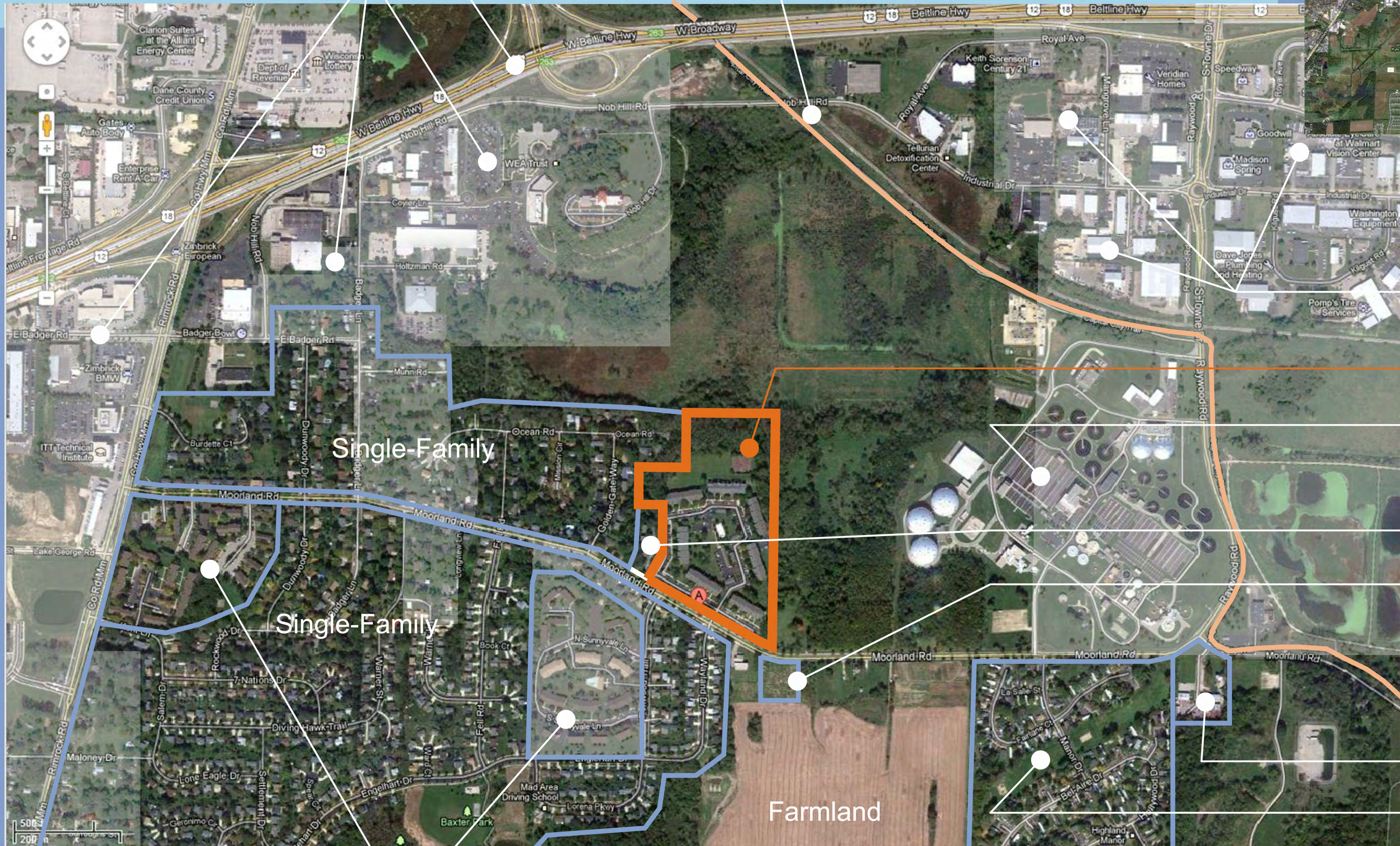


City of Madison Wards - District 14



LOCATION

Capital City Trail
Beltline Highway
Commercial



Commercial / Light Industrial

Nob Hill Apartments

Nine Springs Sewage Treatment
Madison Metropolitan Sewer District

Duplexes

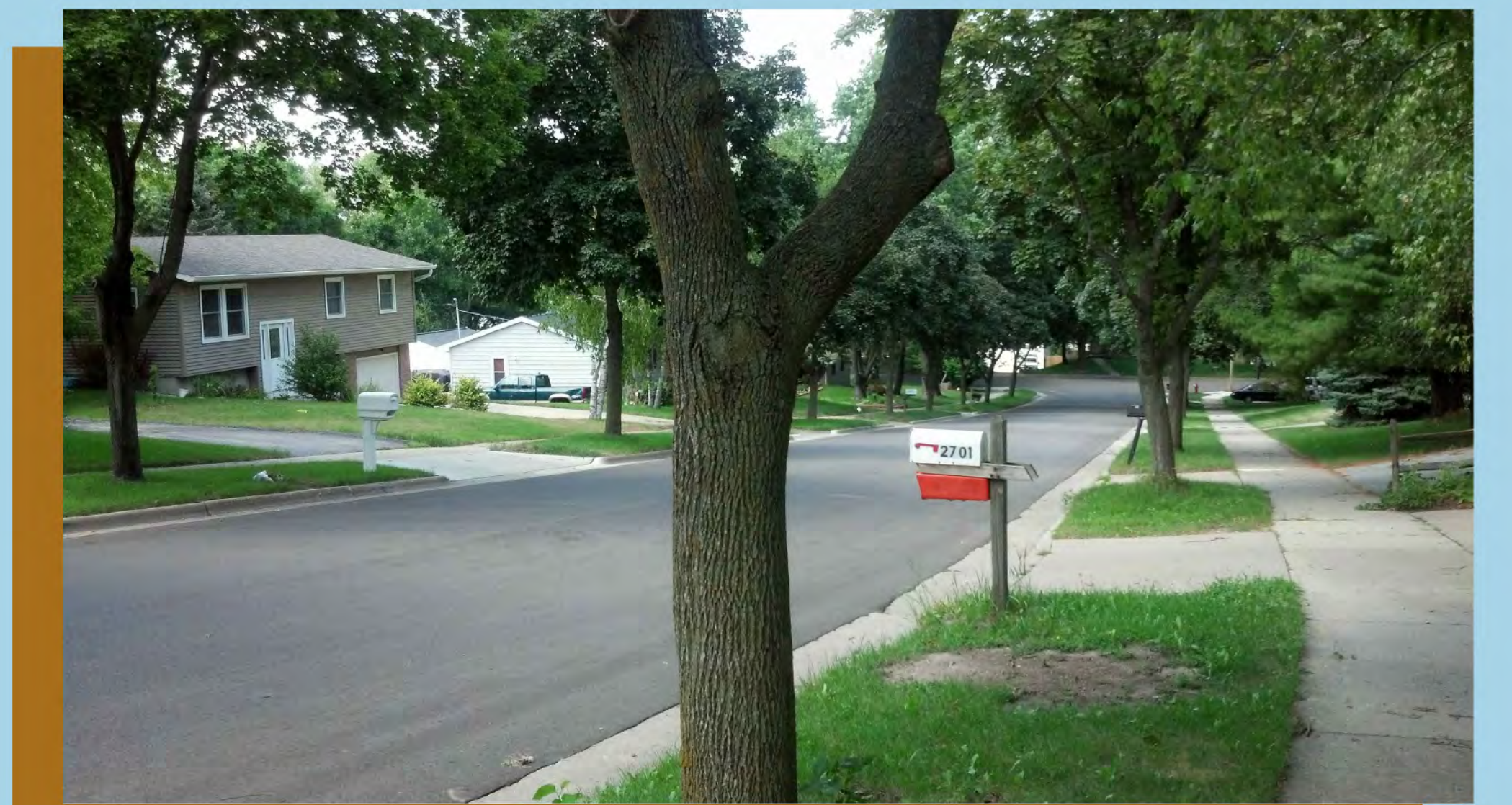
Community Gardens

The Farm - Tavern

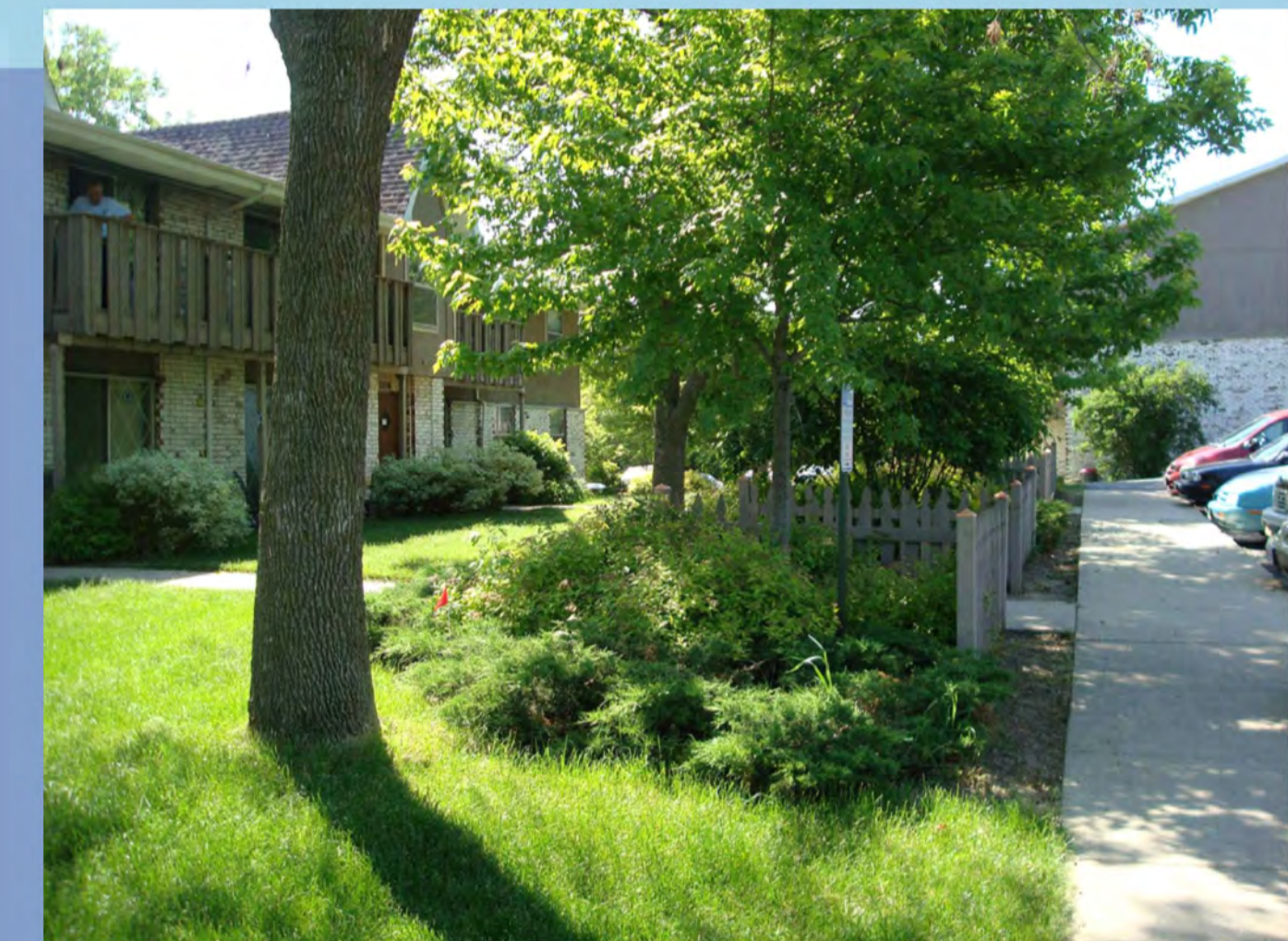
Highland Manor - Mobile Home Park

Multi-Family

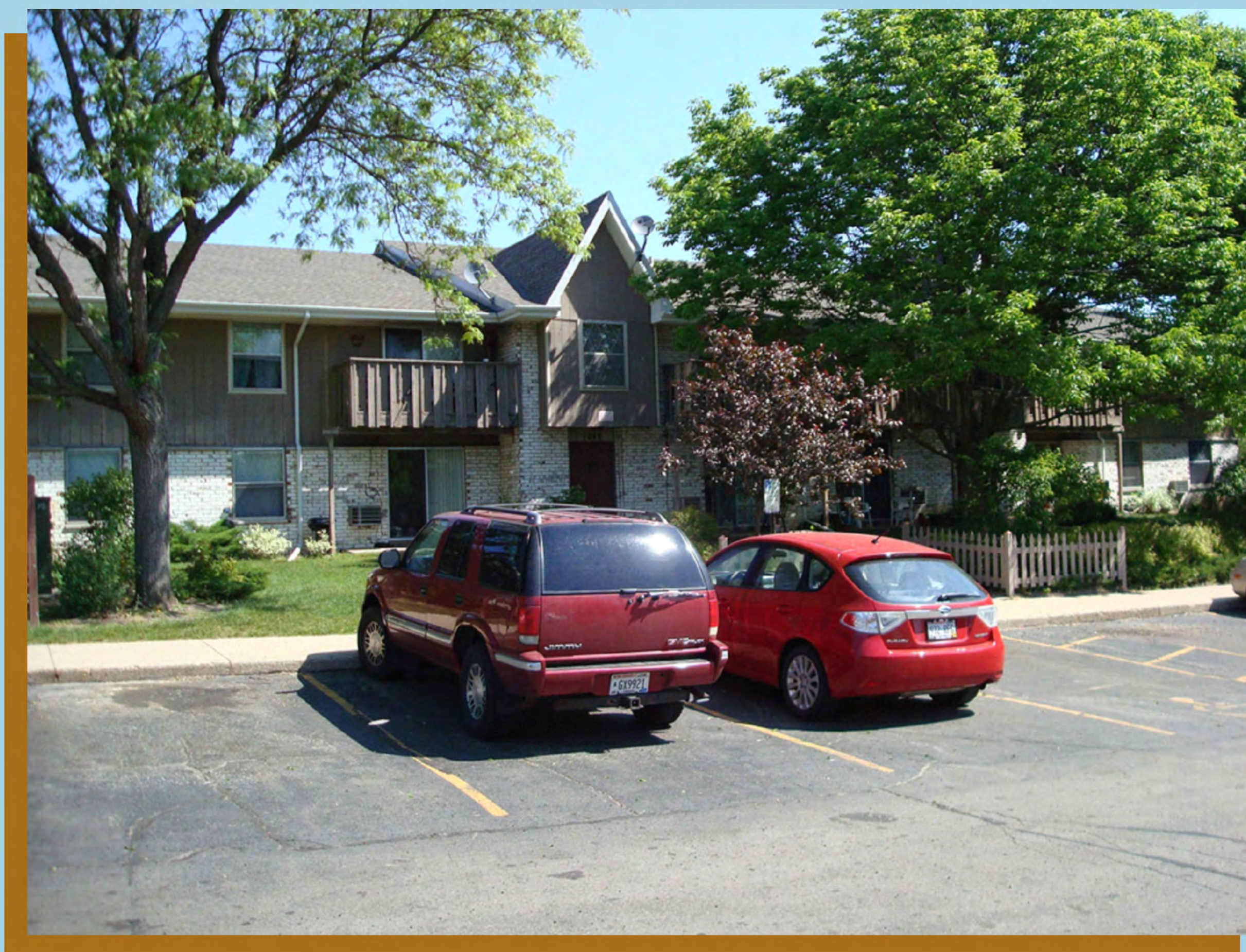
Neighborhood Photos















Existing Site Photos



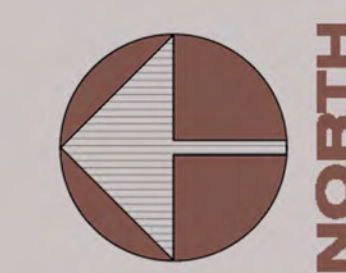
Nob Hill Apartments
Existing Site Photos

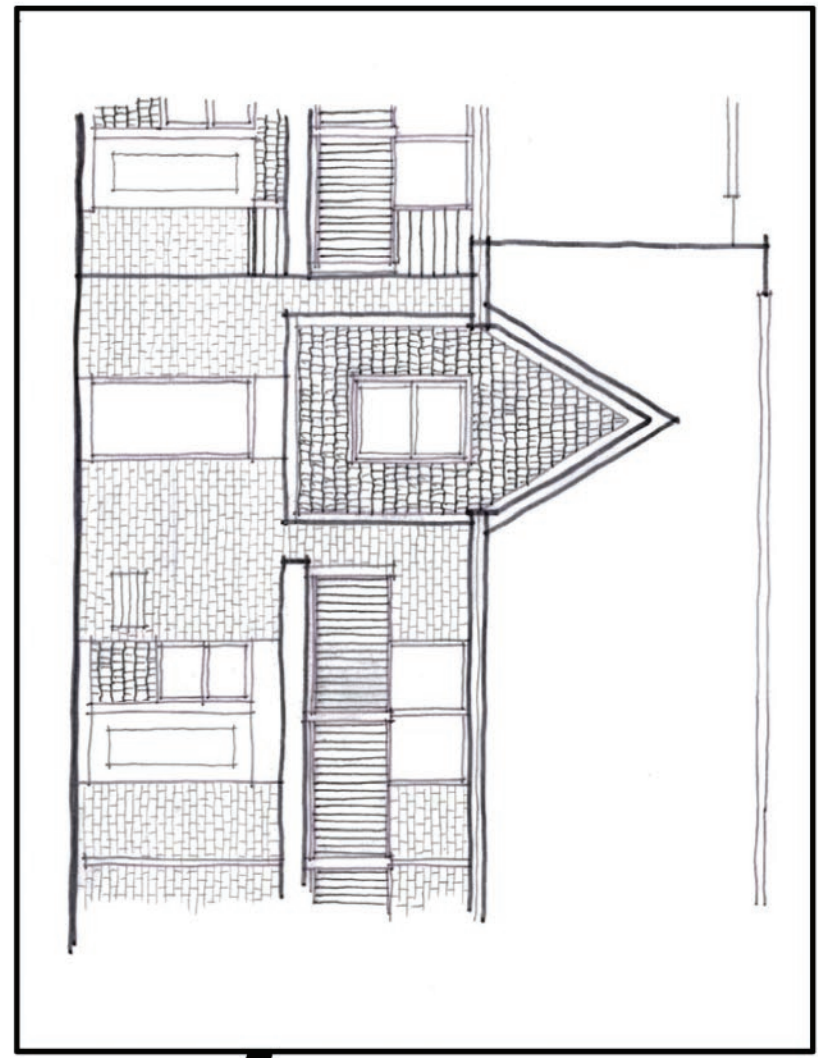




KEY	
	NEW CLUBHOUSE
	NEW GARAGES
	EXISTING APARTMENT BLDGS.
	EXISTING GARAGES
	PLAYGROUND
	BASKETBALL COURT
	GARDENS
	SOCCER FIELD
	COVERED COMMUNITY PATIO
	BIKE RACK
	GARDEN STORAGE SHED
	DUMPSTER ENCLOSURE

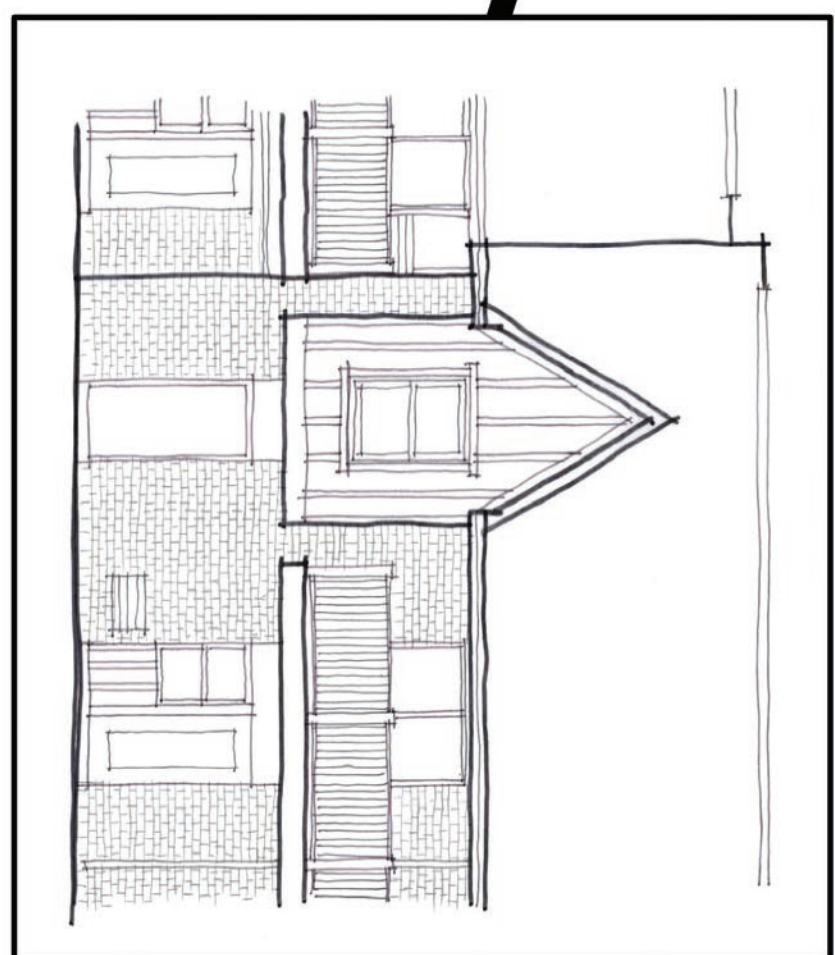
Nob Hill Apartments - Site Plan





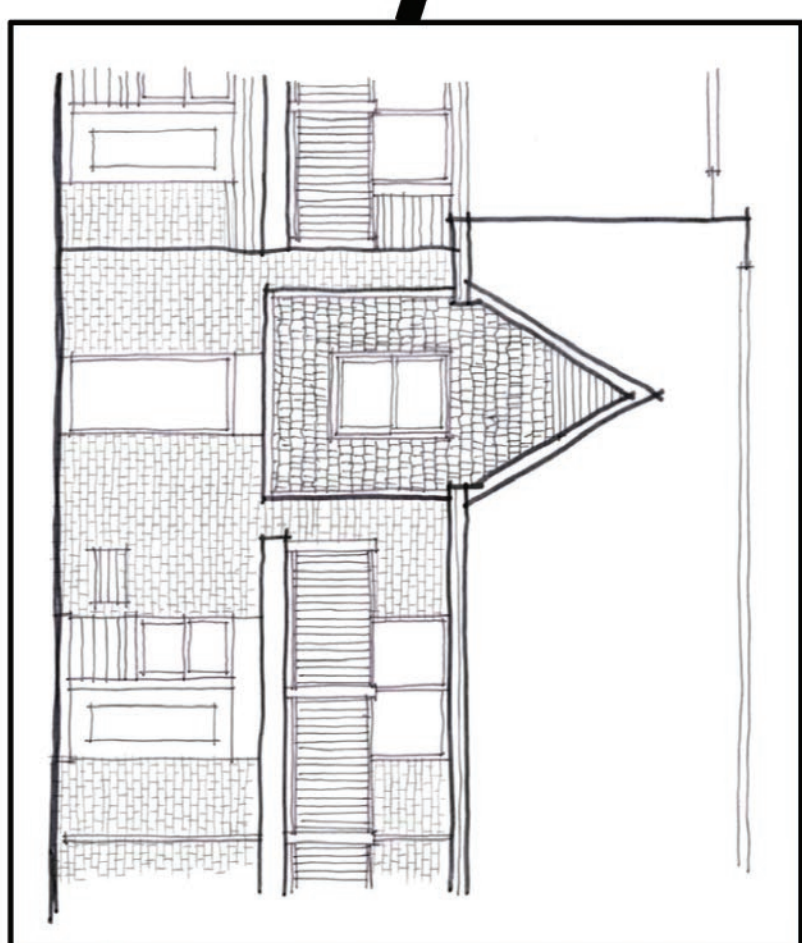
identity 1

shakes



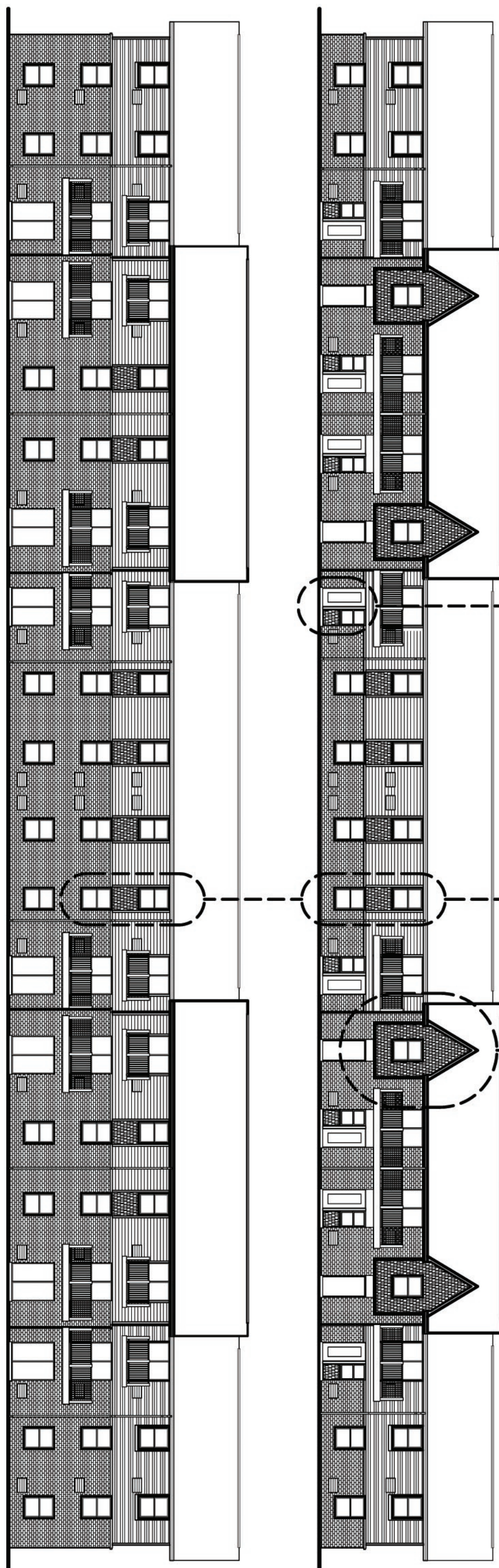
identity 2

board & battens



identity 3

shakes / lap siding



building elevations

identity 1 shown

inspiration photos

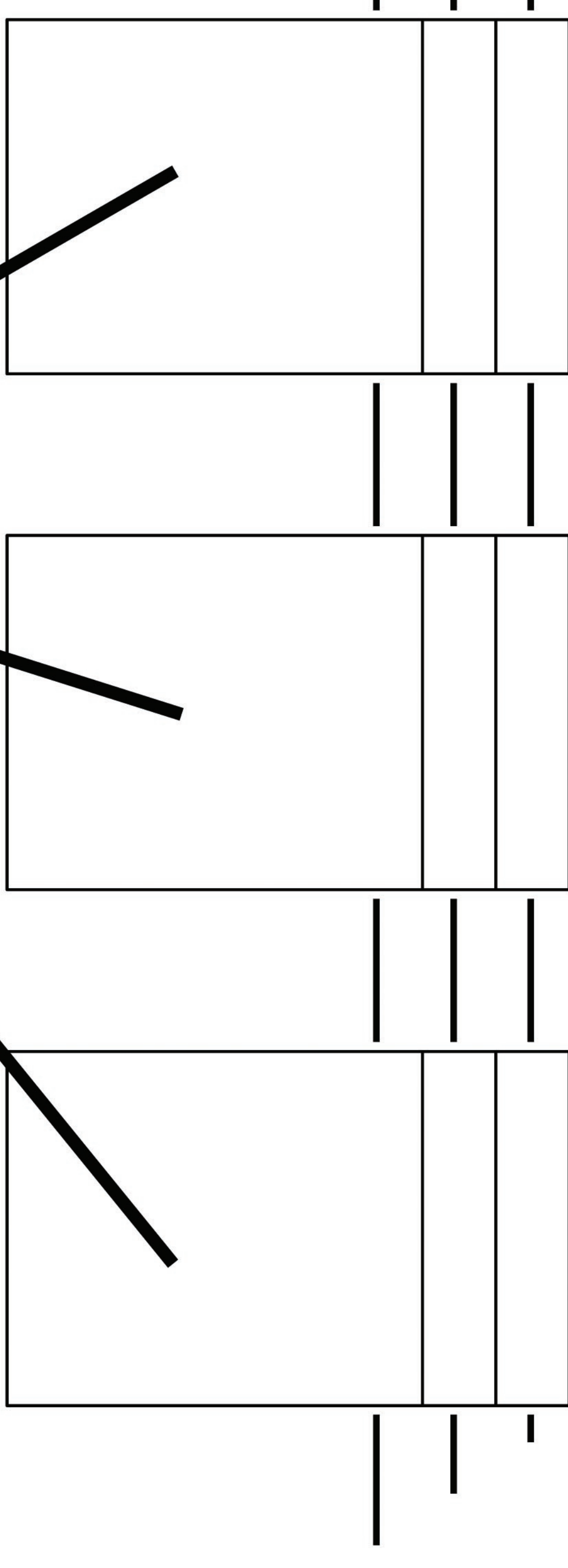


color 'a'
color 'b'
color 'c'

palette 1

palette 2

palette 3

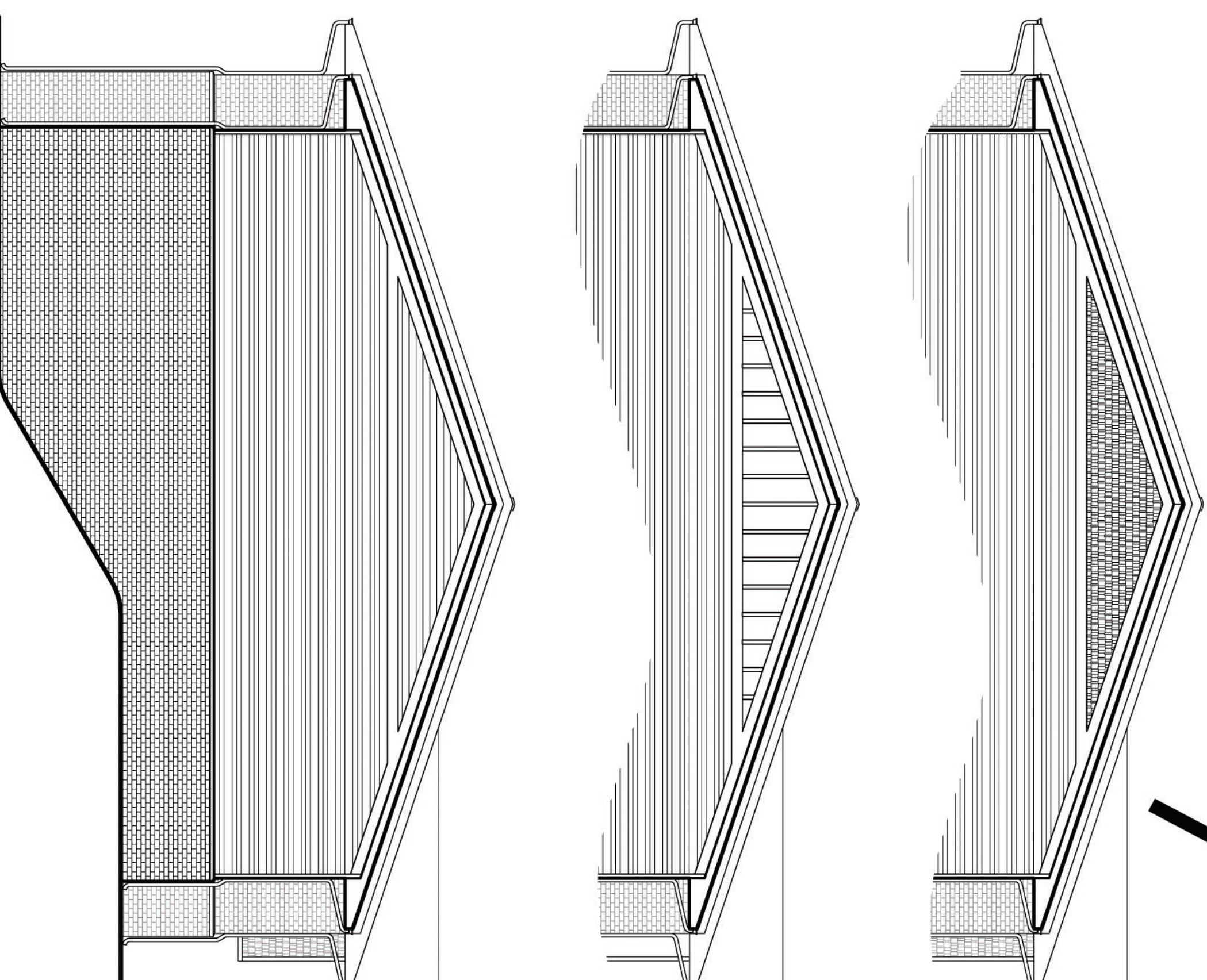


identity

schemes

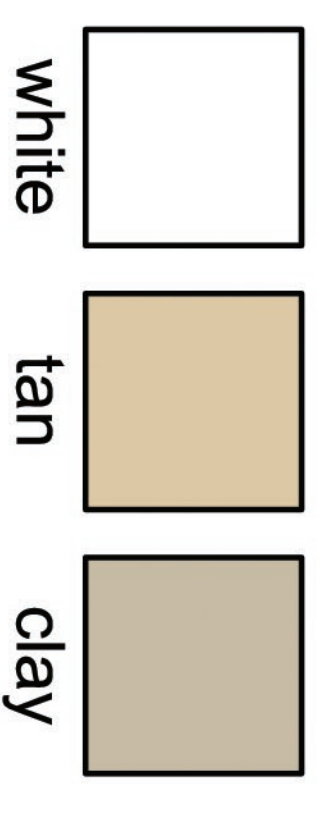
Building	identity	color palette	railing
Building A	1	1	round
Building B	2	2	square
Building C	3	3	round
Building D	1	1	square
Building E	2	2	round
Building F	3	3	square
Building G	2	2	round

building end gables

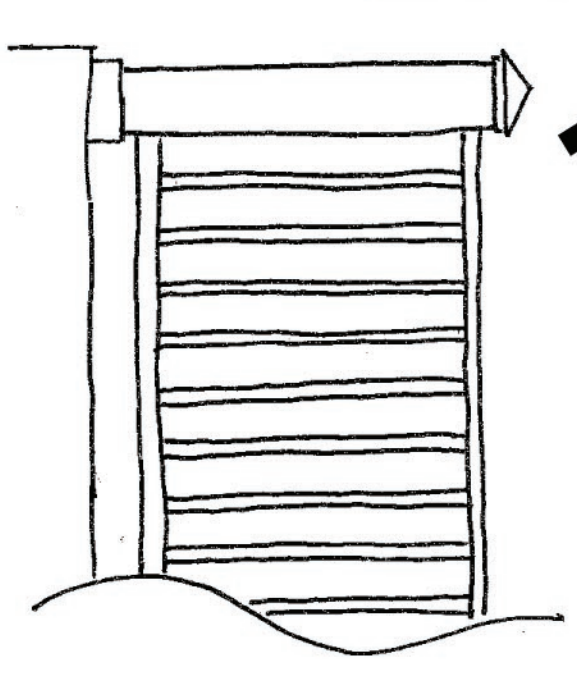


round
ornamental
newel

railing colors:



square
built-up
newel

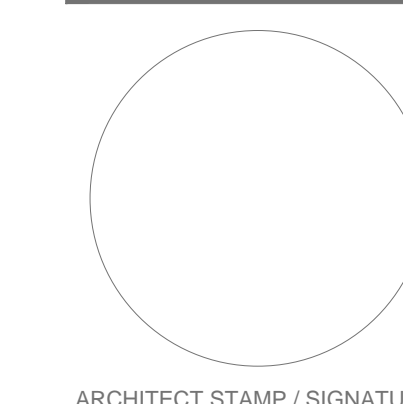


identity 2
board & battens

identity 3
shakes / lap siding

see full building
elevations for further
material information

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<input type="checkbox"/>	BUILDING 'C'
<input type="checkbox"/>	BUILDING 'D'
<input type="checkbox"/>	BUILDING 'E'
<input type="checkbox"/>	BUILDING 'F'
<input type="checkbox"/>	BUILDING 'G'
<input type="checkbox"/>	CLUBHOUSE
<input type="checkbox"/>	GARAGE #1
<input type="checkbox"/>	GARAGE #2
<input type="checkbox"/>	GARAGE #3
<input type="checkbox"/>	GARAGE #4
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<input type="checkbox"/>	GARAGE #10
<input type="checkbox"/>	GARAGE #11
<input type="checkbox"/>	GARAGE #12
<input type="checkbox"/>	GARAGE #13



ARCHITECT STAMP / SIGNATURE

HUD PROJECT #:
TBD

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

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

SHEET ISSUE:

JUNE 26, 2012

SEE TITLE SHEET TO CONFIRM
THAT THIS SHEET HAS BEEN
ISSUED FOR CONSTRUCTION

REVISIONS:

AD1 JULY 16, 2012

JOB NUMBER:

1206230

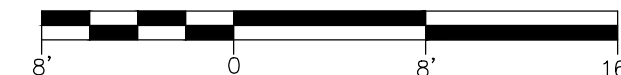
SHEET

ID#1



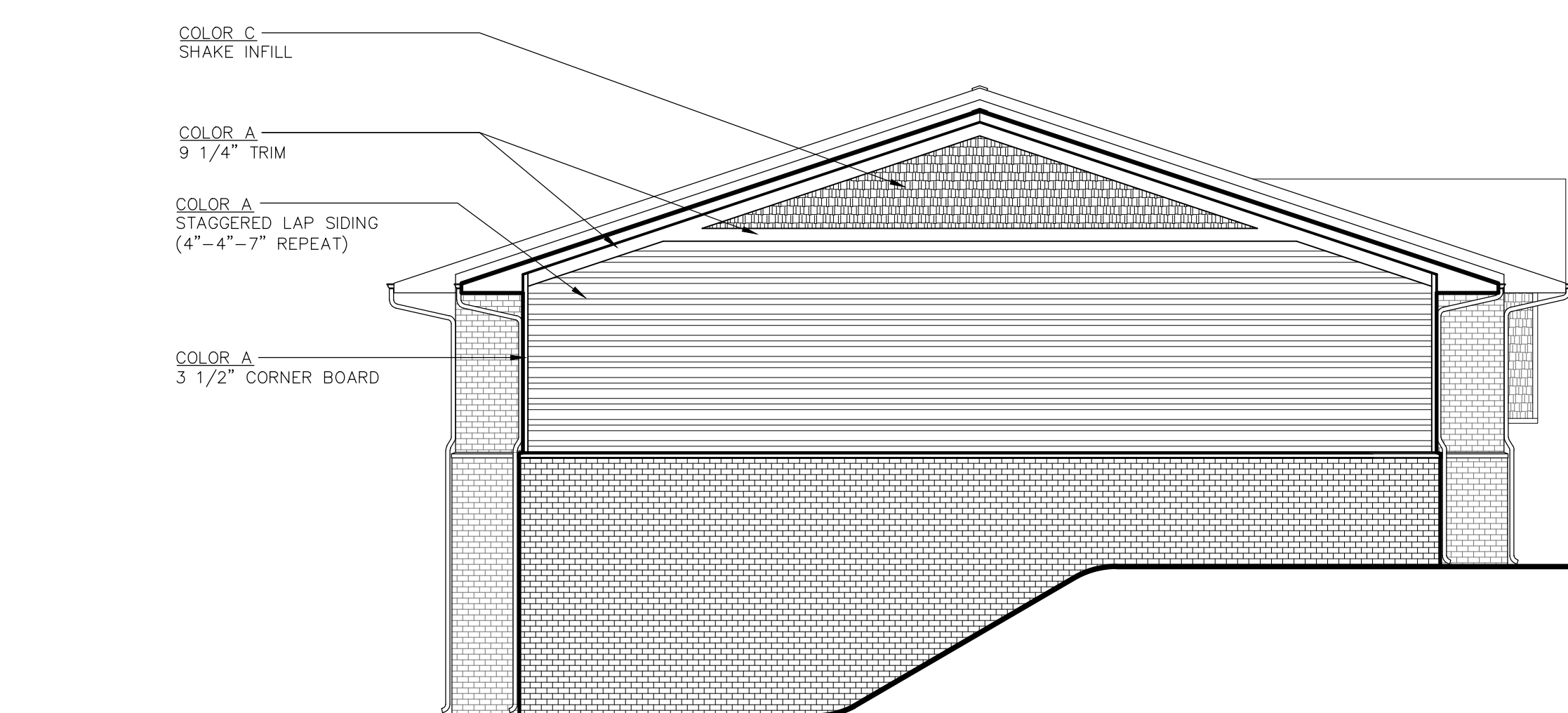
IDENTITY #1
FRONT ELEVATION

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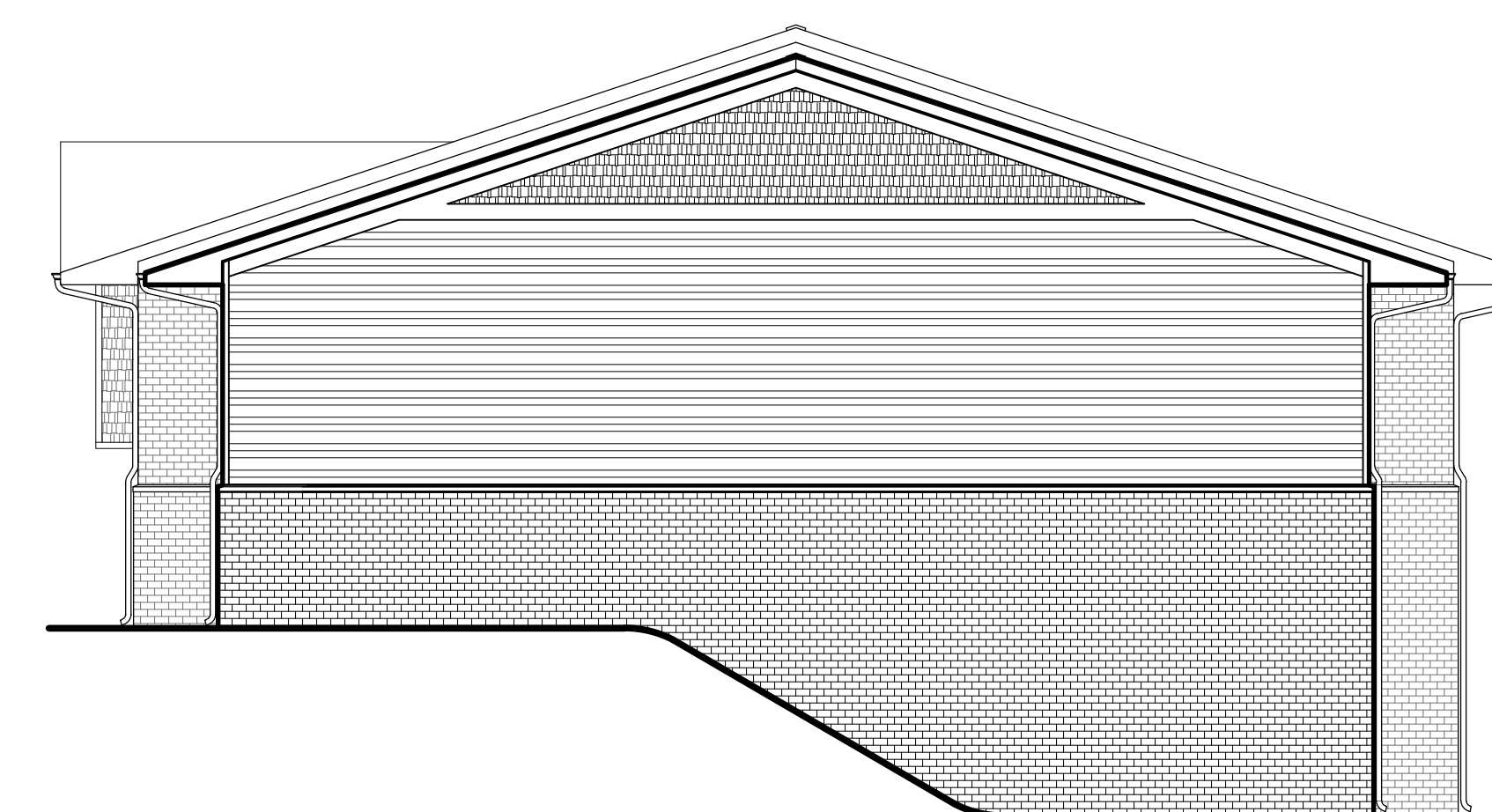
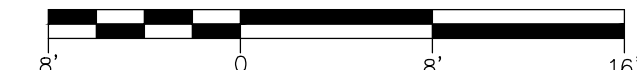
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SCALE: 1/8" = 1'-0"



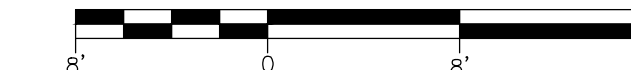
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LEFT ELEVATION

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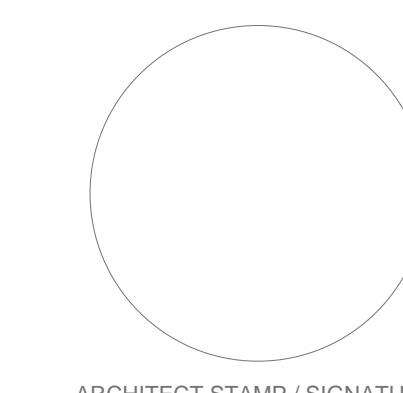


IDENTITY #1
RIGHT ELEVATION

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



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<input type="checkbox"/>	BUILDING 'G'
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<input type="checkbox"/>	GARAGE #11
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<input type="checkbox"/>	GARAGE #13



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ID#2



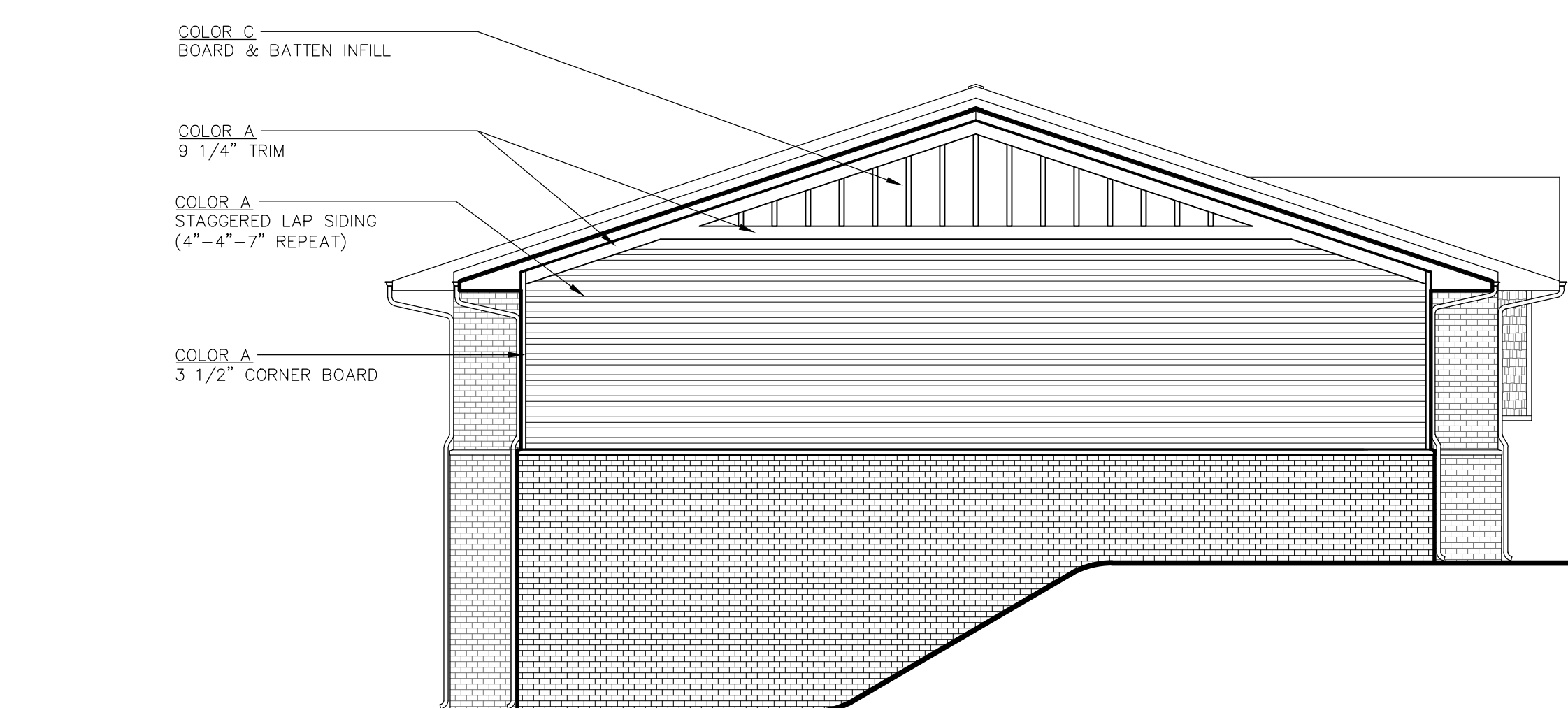
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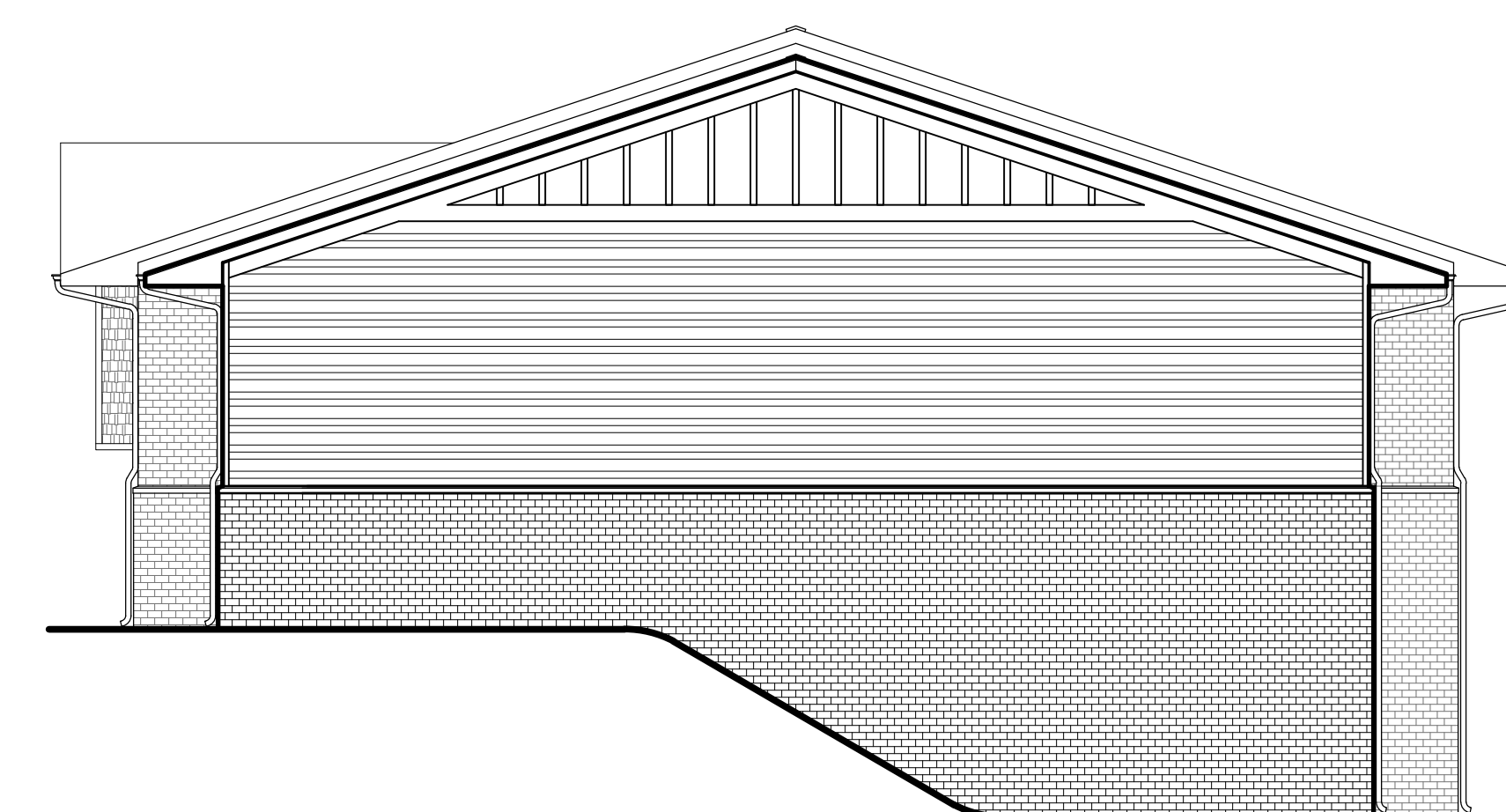
IDENTITY #2
REAR ELEVATION

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



IDENTITY #2
LEFT ELEVATION

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



IDENTITY #2
RIGHT ELEVATION

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



Always a Better Plan

DRAWING SET IDENTIFIER

PROJECT MASTER SET

- BUILDING 'A'
- BUILDING 'B'
- BUILDING 'C'
- BUILDING 'D'
- BUILDING 'E'
- BUILDING 'F'
- BUILDING 'G'
- CLUBHOUSE
- GARAGE #1
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- GARAGE #13

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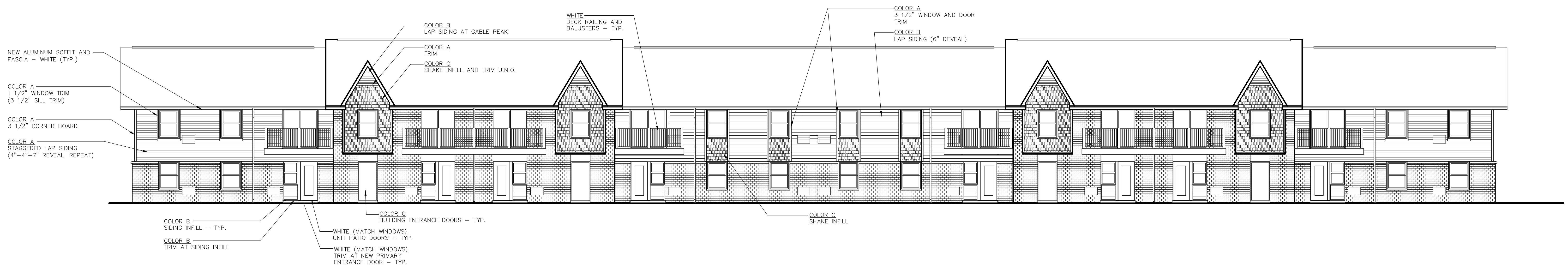
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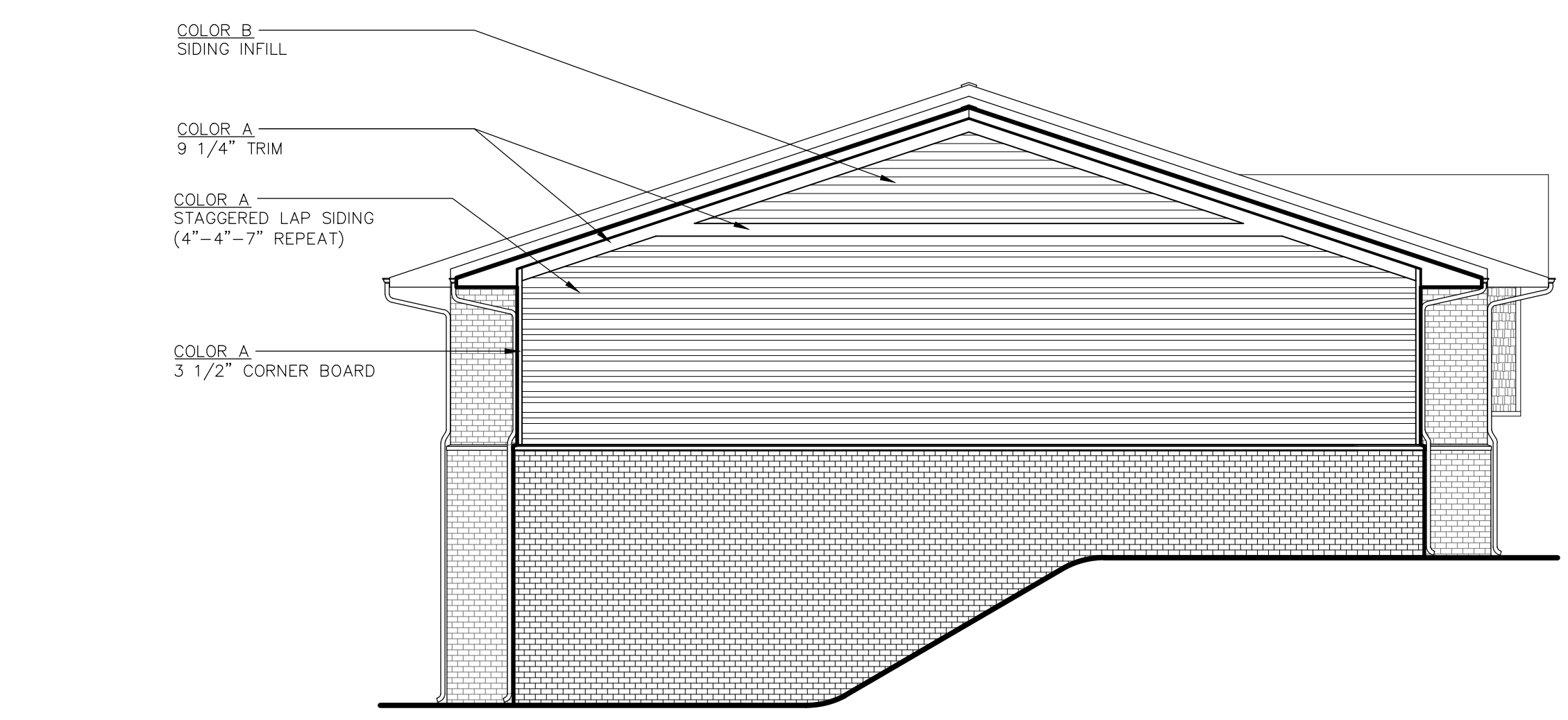
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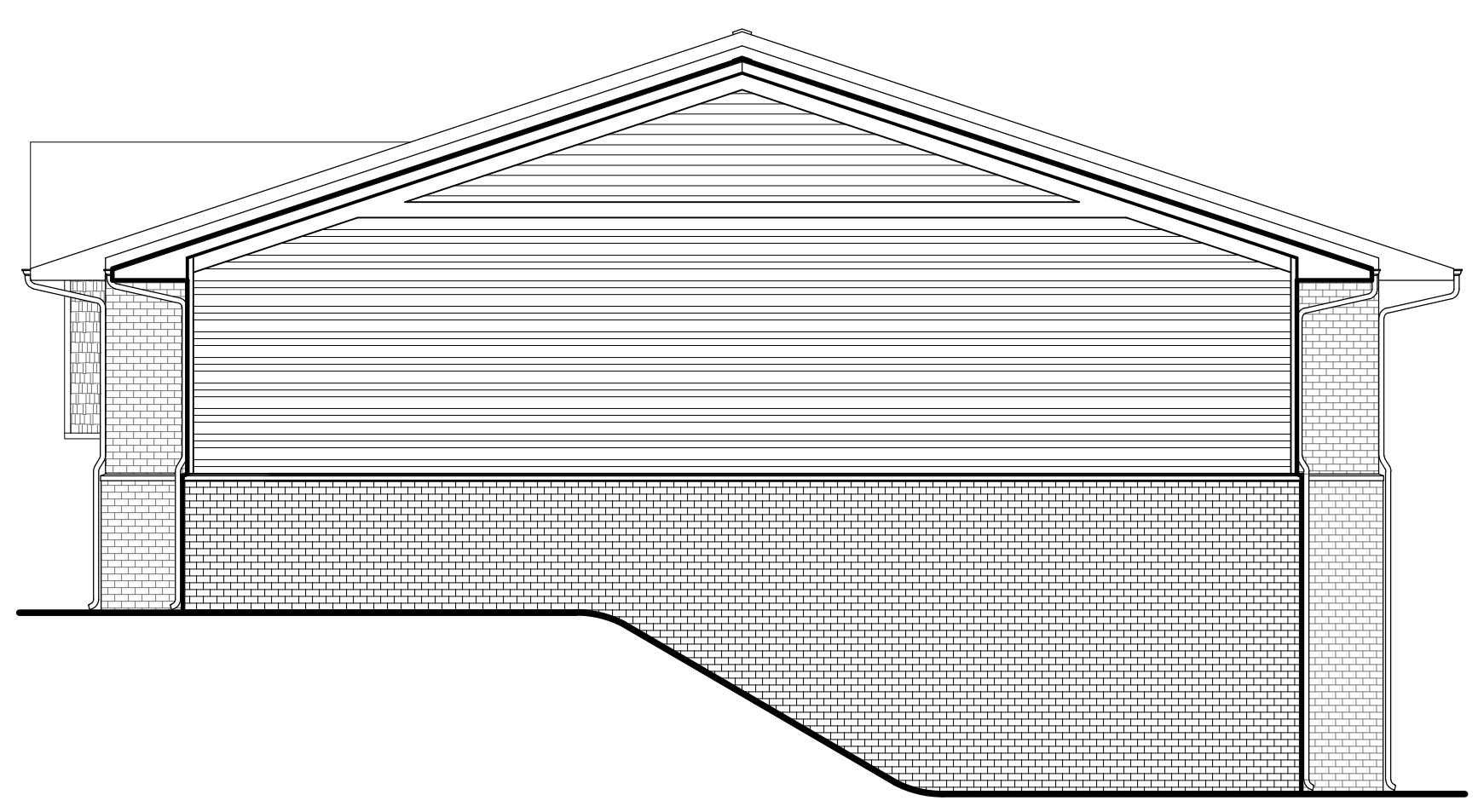
IDENTITY #3
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SCALE: 1/8" = 1'-0"



IDENTITY #3
REAR ELEVATION
SCALE: 1/8" = 1'-0"



IDENTITY #3
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



IDENTITY #3
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



IDENTITY 1
COLOR PALLETTE 1