



City of Madison

Conditional Use

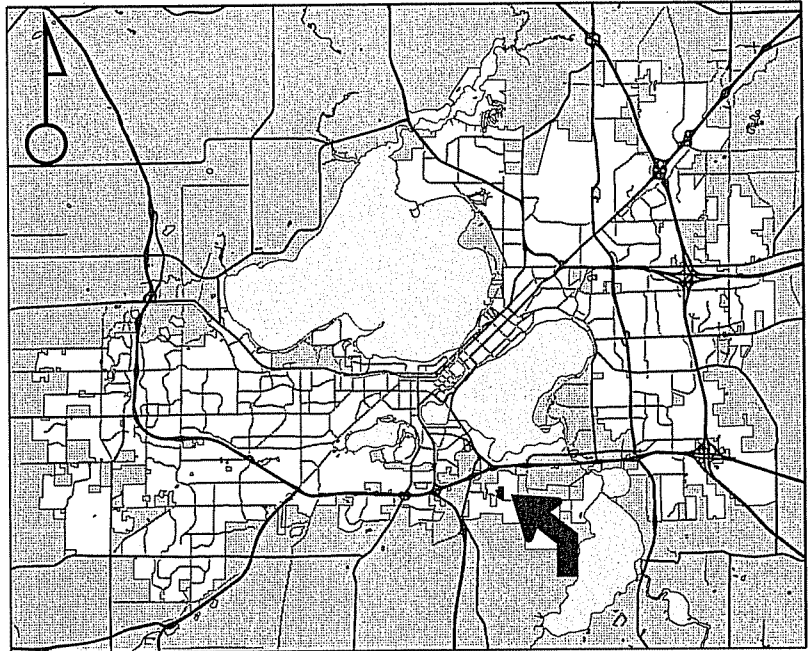
Location
1108 Moorland Road

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

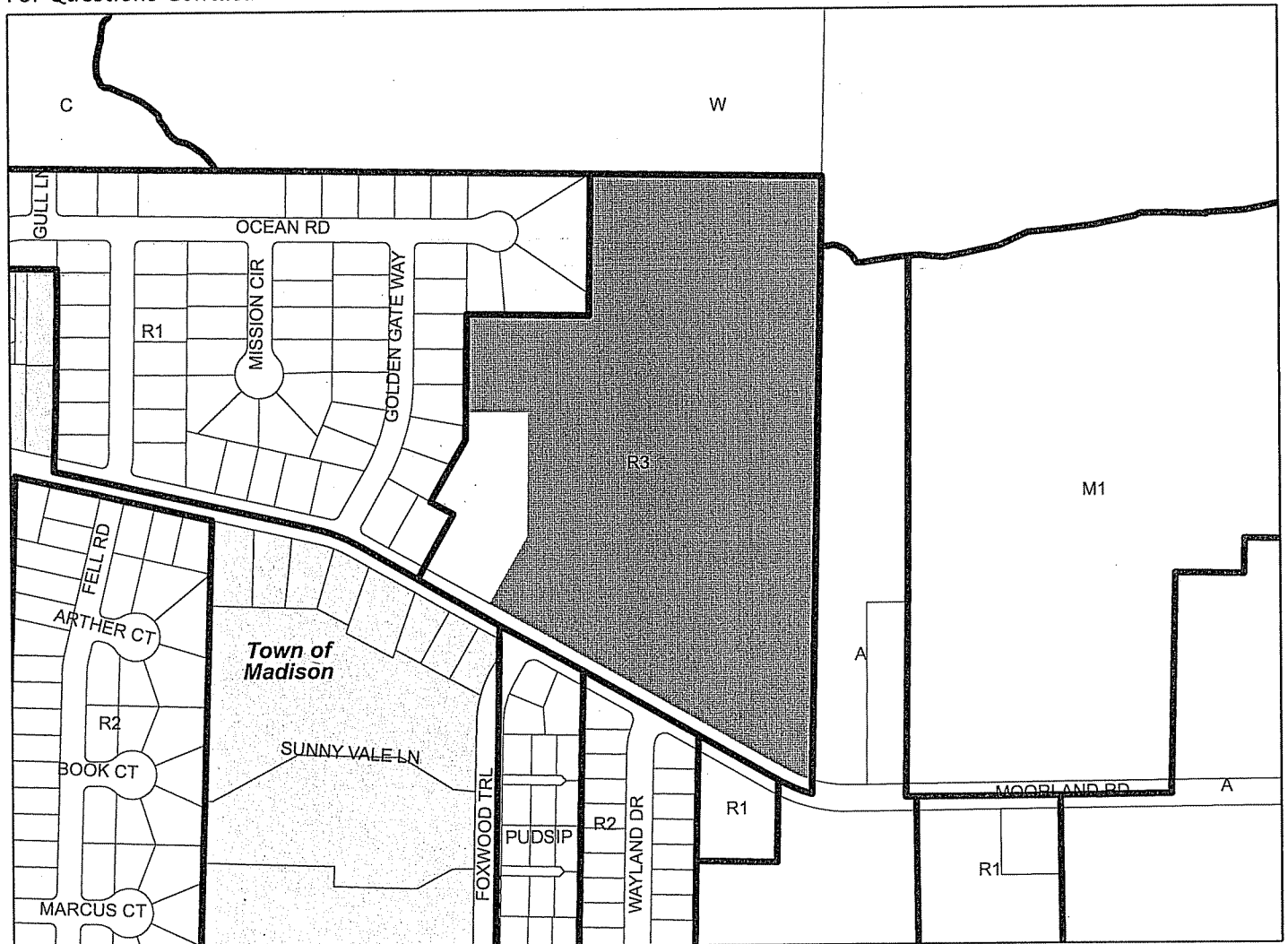
Existing Use
Apartment complex

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

Public Hearing Date
Plan Commission
12 September 2012

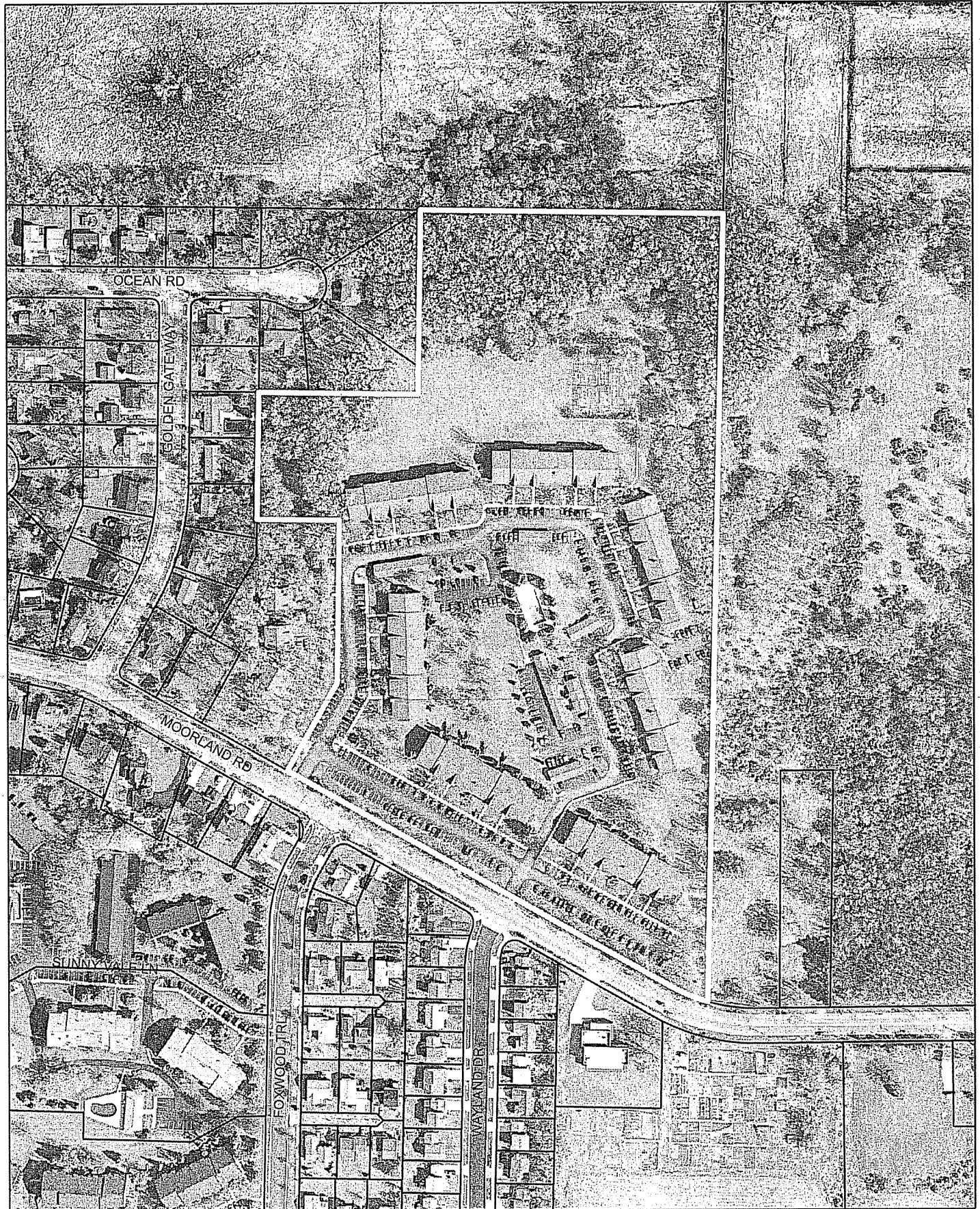


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



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
- 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"/> IDUP	<input checked="" type="checkbox"/> Intent
<input checked="" type="checkbox"/> Plan Sets	<input checked="" type="checkbox"/> Legal Descript.
<input type="checkbox"/> Alder Notification	<input type="checkbox"/> Zoning Text
<input type="checkbox"/> Ngrbrhd. Assn Not.	<input type="checkbox"/> Waiver
<input type="checkbox"/> Date Sign Issued	<input type="checkbox"/> Waiver

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

Project Title (if any): Nob Hill

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

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

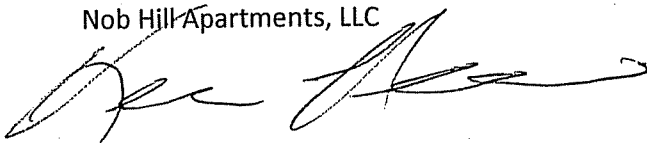
Letter of Intent

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.

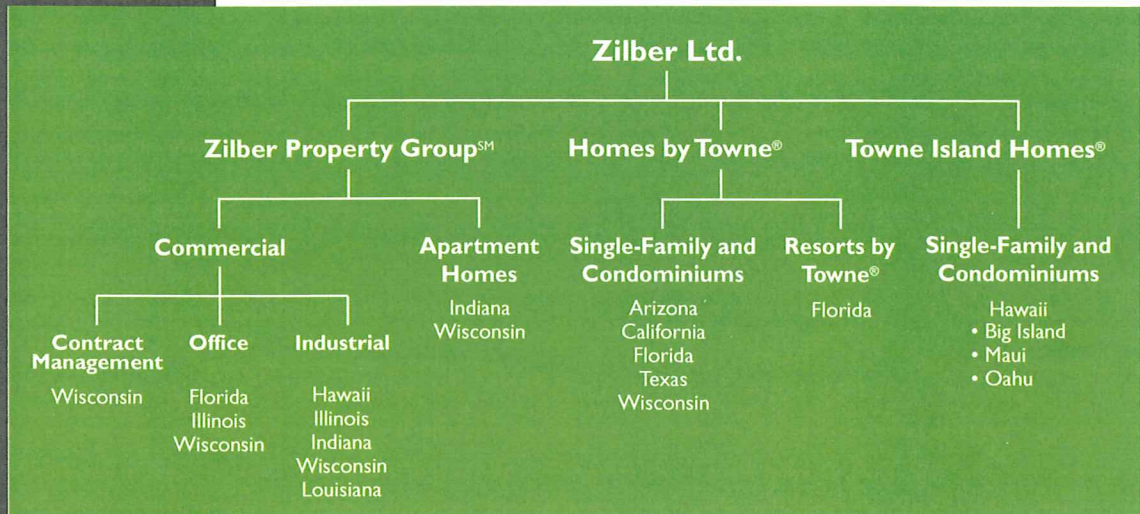
*For more information contact Royal Capital at 414.847.6275 or President Newell at
Kevin.Newell@Royal-CG.com*

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

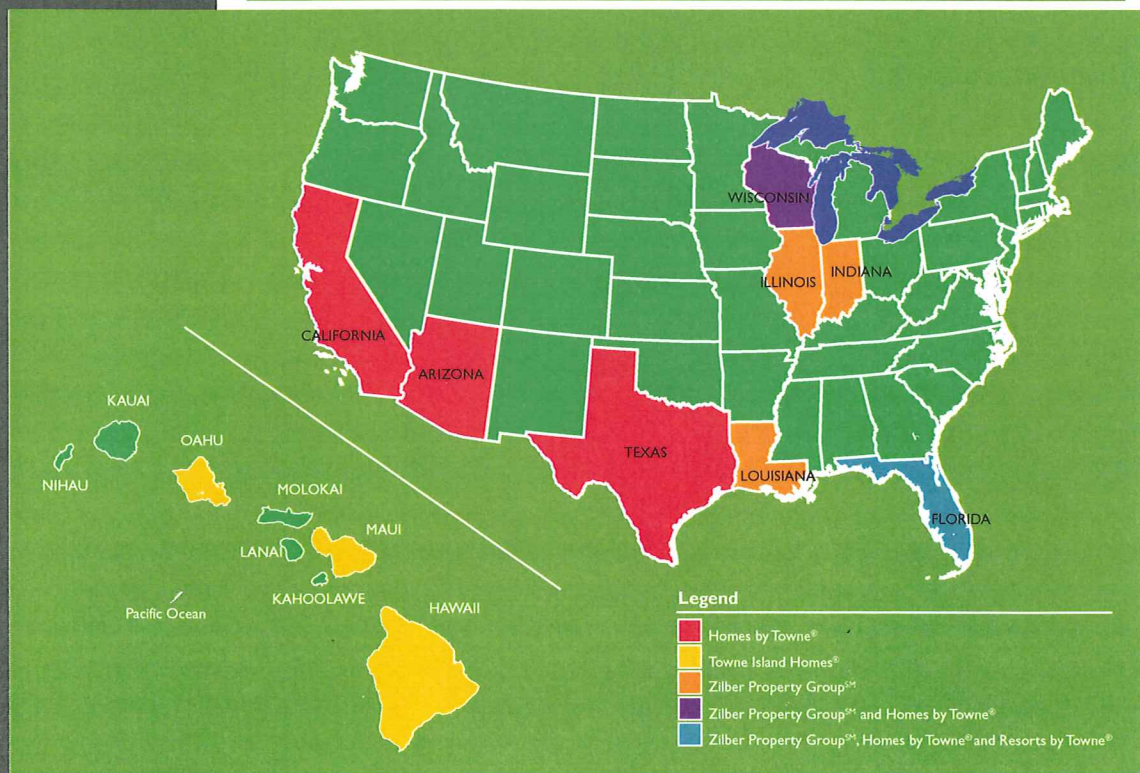
500 W Silver Spring Drive, Suite K200
Glendale, WI 53217

(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[®] 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 GroupSM (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[®] and Towne Island Homes[®] expanded residential activities in California, Arizona, Florida, Texas and Hawaii; and Resorts by Towne began development of the 525-unit Ron Jon[®] 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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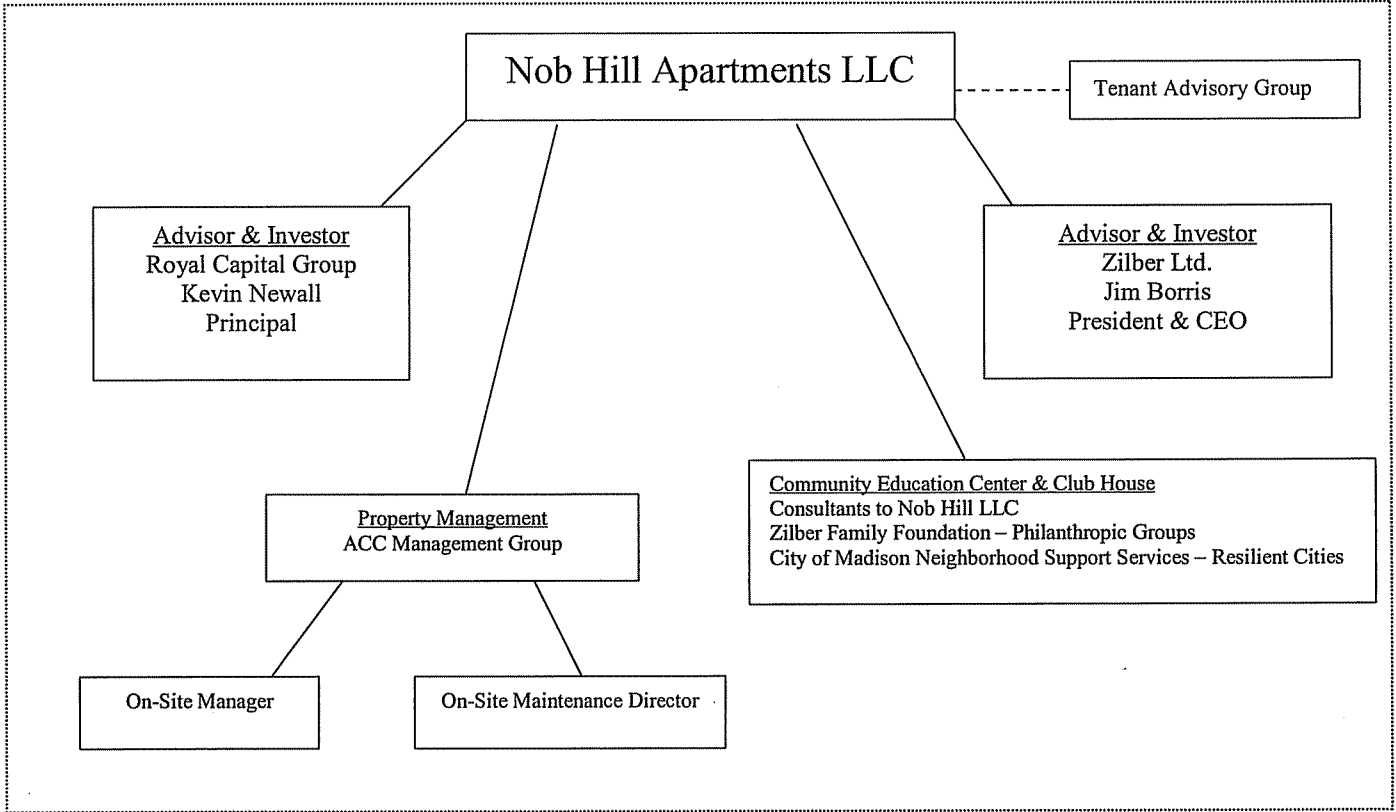
DRAFT - MANAGEMENT PLAN

“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.

PROPOSED NOB HILL APARTMENT REDEVELOPMENT FOR: NOB HILL APARTMENTS, LLC MADISON, WI

PLAN SPECIFICATIONS (BASED ON CSI FORMS)



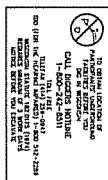
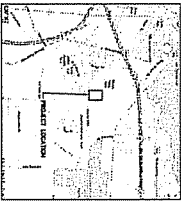
PROJECT NO. 15-001
NOB HILL APARTMENTS, LLC
1108 MOORLAND ROAD
MADISON, WI 53713

LEGEND

SYMBOL	DESCRIPTION
1	EXISTING CONCRETE THW
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CIVIL SHEET INDEX

SHEET	SHEET TITLE
01	CIVIL COVER AND SPECIFICATION SHEET
02	CONSTRUCTION SEQUENCE
03	CONSTRUCTION SEQUENCE
04	CONSTRUCTION SEQUENCE
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100	CONSTRUCTION SEQUENCE



PHASE	TYPE OF ACTION
1. PRELIMINARY DESIGN	CONSTRUCTION SEQUENCE
2. CONSTRUCTION	CONSTRUCTION SEQUENCE
3. FINISH CONSTRUCTION	CONSTRUCTION SEQUENCE

CONSTRUCTION SEQUENCE

1. PRELIMINARY DESIGN: This phase includes the preparation of preliminary plans, specifications, and estimates. It also includes the procurement of permits and the selection of a contractor.

2. CONSTRUCTION: This phase includes the construction of the building structure, including the foundation, walls, and roof. It also includes the installation of mechanical, electrical, and plumbing systems.

3. FINISH CONSTRUCTION: This phase includes the completion of the building, including the installation of interior finishes, landscaping, and the final inspection.

4. MAINTENANCE: This phase includes the ongoing maintenance and repair of the building to ensure its long-term durability and safety.

5. DEMOLITION: This phase includes the removal of the existing building structure and the preparation of the site for the new construction.

6. SITE PREPARATION: This phase includes the clearing of the site, the installation of site utilities, and the construction of site access roads.

7. FOUNDATION: This phase includes the construction of the foundation for the building, including the excavation, pouring of concrete, and the installation of foundation walls.

8. WALLS: This phase includes the construction of the exterior walls of the building, including the masonry, brickwork, and concrete blockwork.

9. ROOF: This phase includes the construction of the roof structure, including the framing, sheathing, and the installation of roof panels.

10. MECHANICAL, ELECTRICAL, AND PLUMBING (MEP): This phase includes the installation of the building's MEP systems, including the heating, ventilation, and air conditioning (HVAC) system, the electrical system, and the plumbing system.

11. INTERIOR FINISHES: This phase includes the completion of the building's interior, including the installation of drywall, painting, and the installation of interior fixtures and finishes.

12. LANDSCAPING: This phase includes the construction of the building's exterior landscaping, including the installation of lawns, trees, and shrubs.

13. FINAL INSPECTION: This phase includes the final inspection of the building to ensure that it meets all applicable codes and regulations.

14. OCCUPANCY: This phase includes the move-in of the building's occupants and the start of the building's normal operation.

CIVIL COVER AND SPECIFICATION SHEET

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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

DATE: 11/11/2013
DRAWN BY: JTB
CHECKED BY: JTB



PROJECT NO. 15-001
NOB HILL APARTMENTS, LLC
1108 MOORLAND ROAD
MADISON, WI 53713

PRELIMINARY SHEET DATES:
MAY 20, 2012
AUG 11, 2013

JOB NUMBER: 150230
SHEET: C1.0

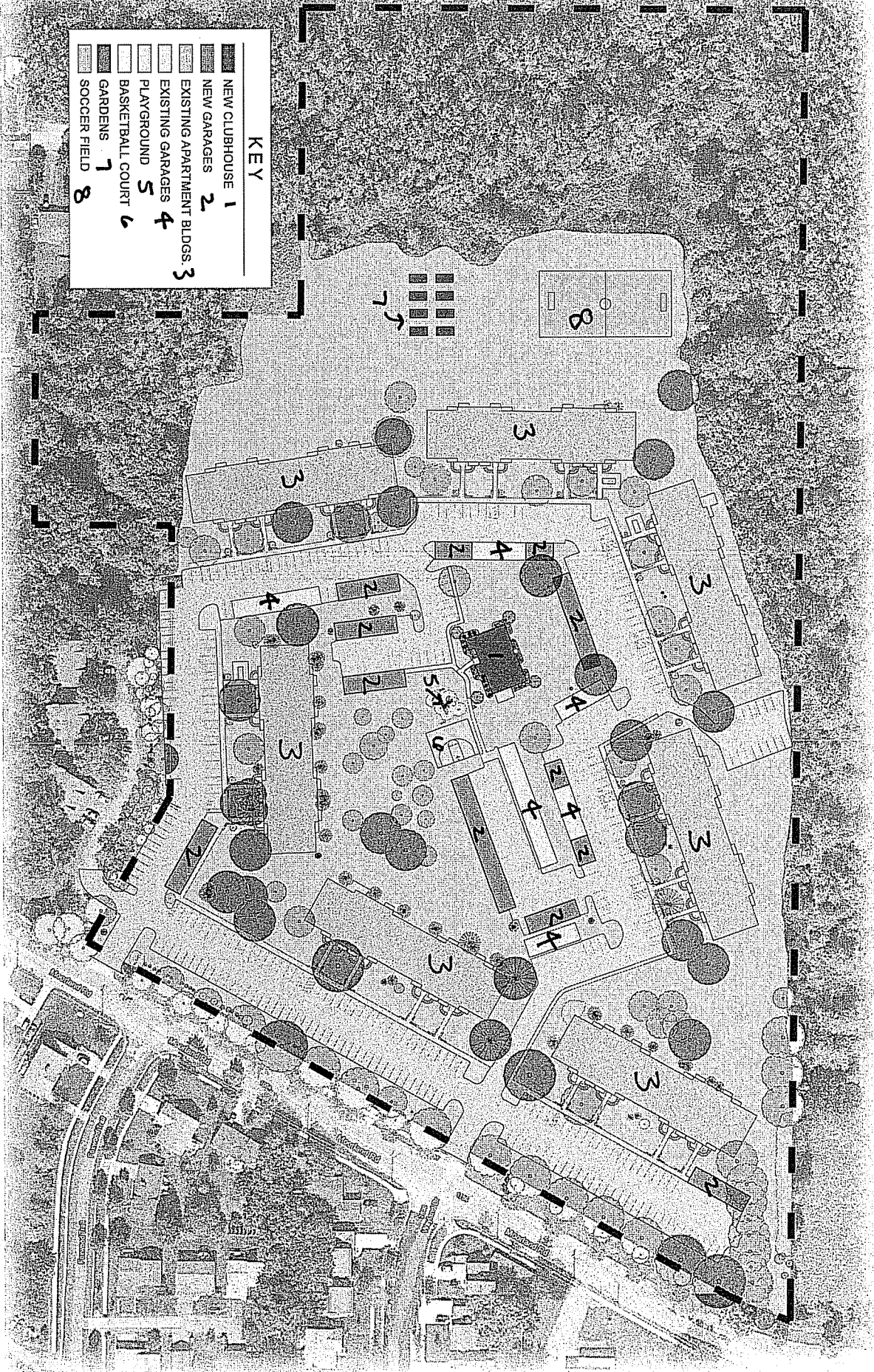
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C1.0

Nob Hill Apartments - Site Plan

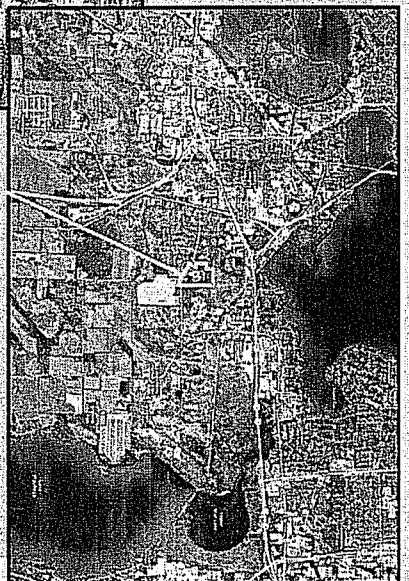
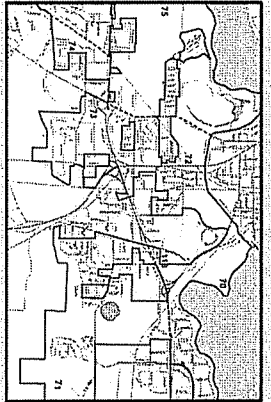
KEY

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



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Always a Better Plan

Neighborhood Context: Exterior



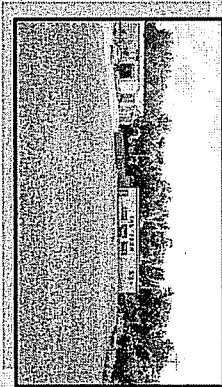
LOCATION

Nob Hill Apartments



Always
Remember
to
Keep
your
eyes
open

Wetland Wetland



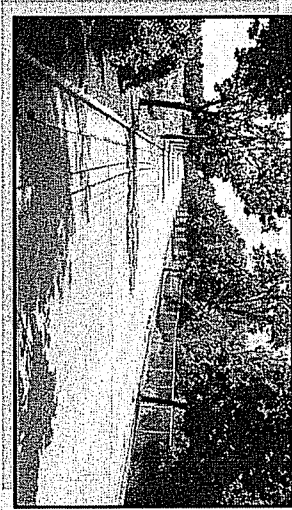
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Wetland Wetland



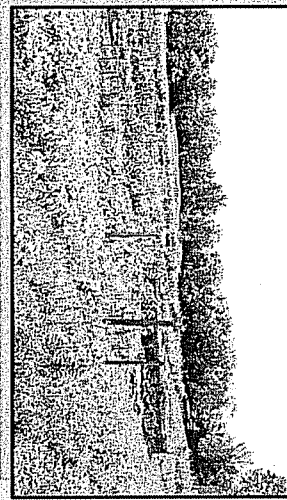
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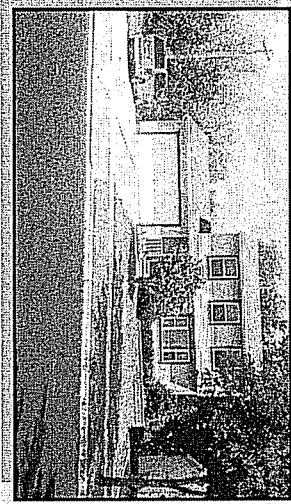
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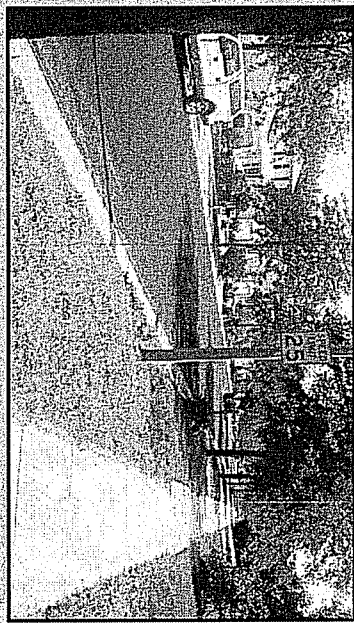


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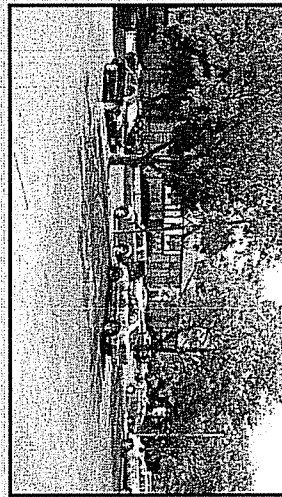


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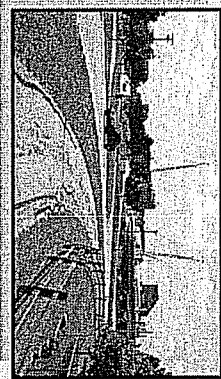
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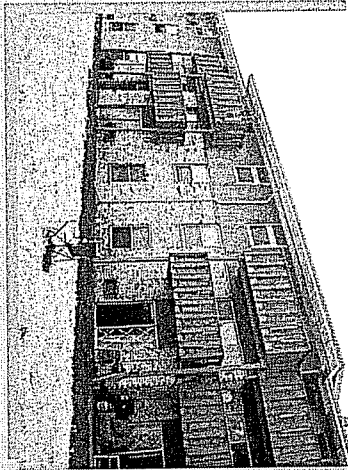
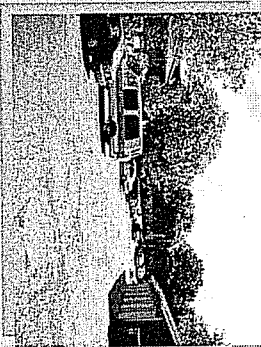
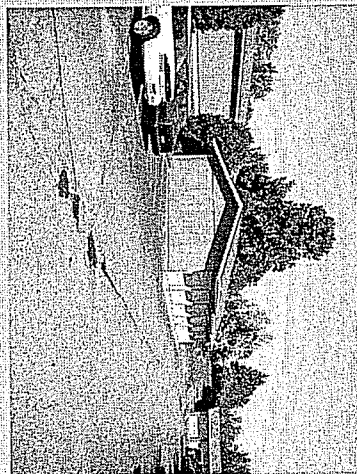
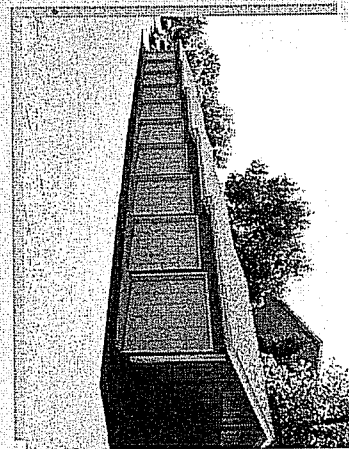
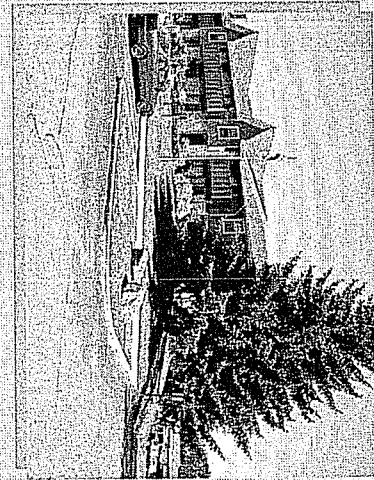
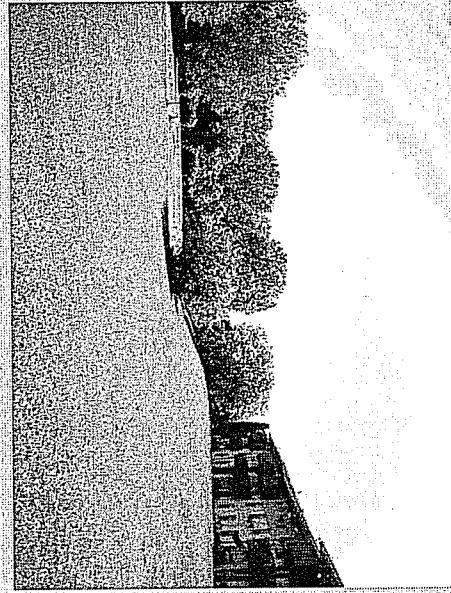
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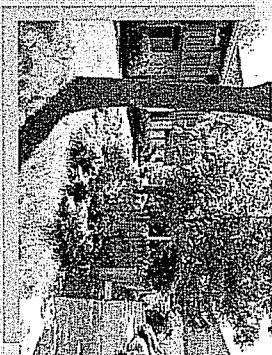
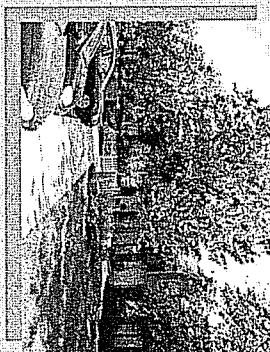
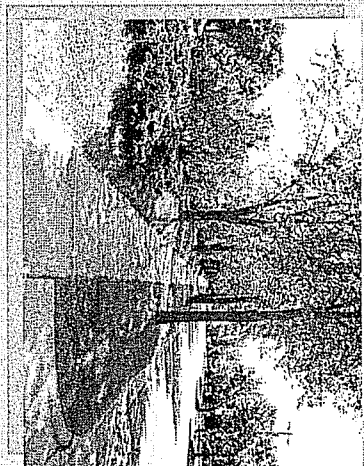
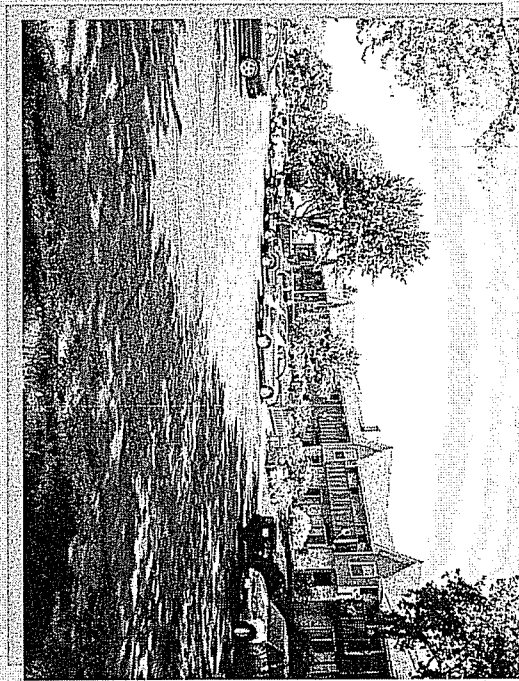
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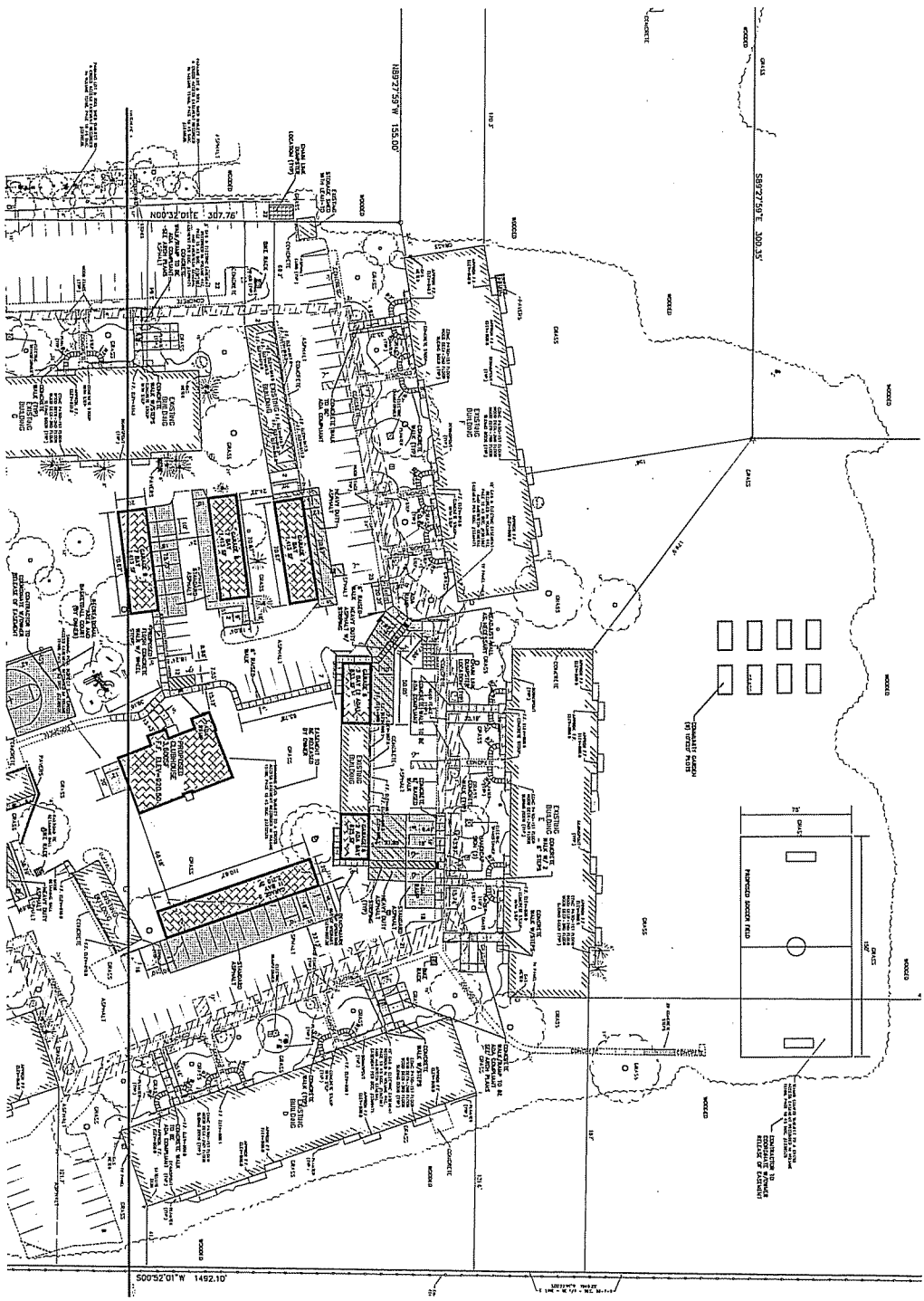
EXISTING SITE PHOTOS



THE GREAT WESTERN
HOTELING SILVER PHOTOS



THE GREAT WESTERN
HOTELING SILVER PHOTOS



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

NORTH
SITE PLAN

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

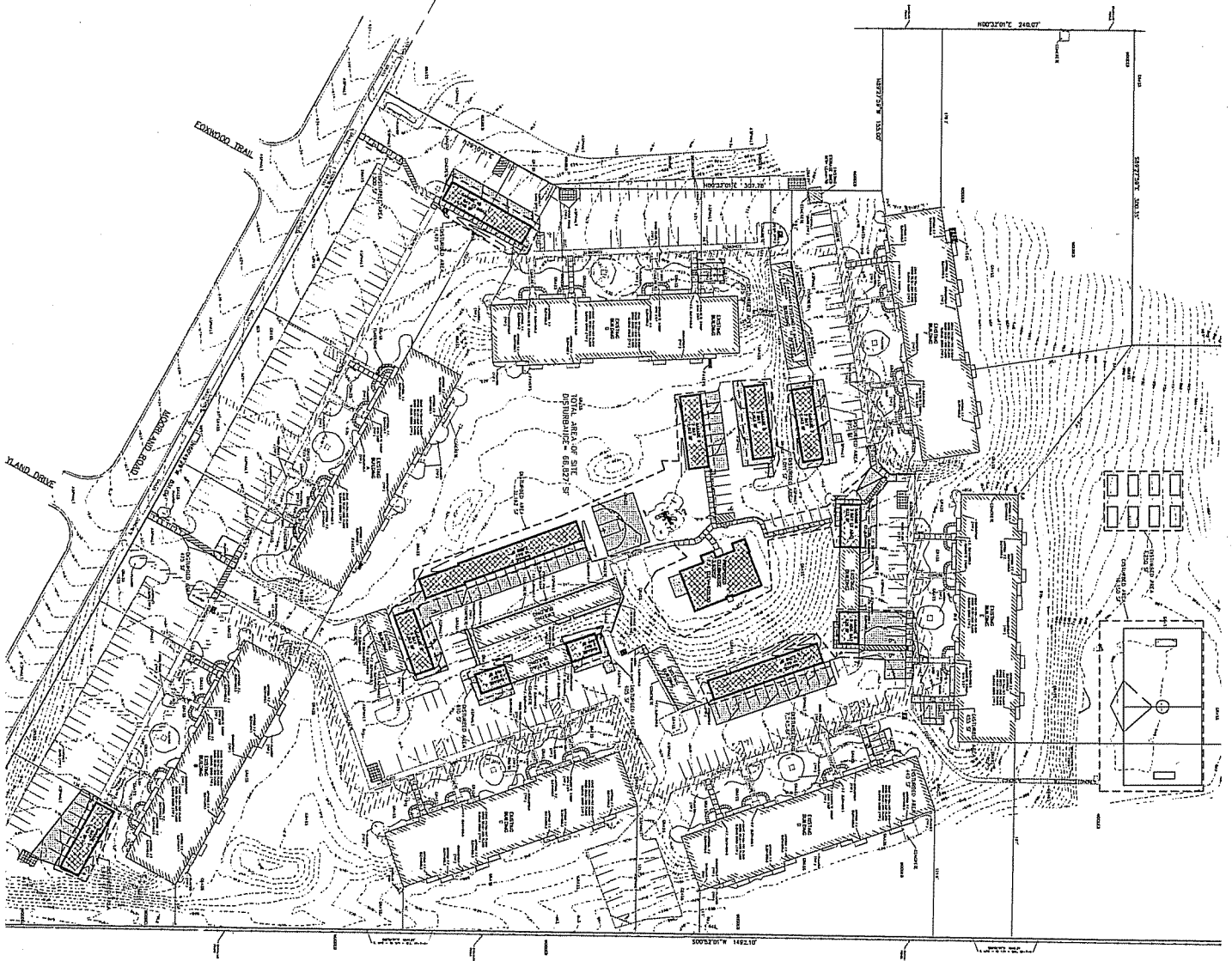
OWNER:
NOB HILL APARTMENTS LLC
710 NORTH PLANKINTON AVENUE
SUITE 1200
MILWAUKEE, WI 53203

DATE: JULY 31, 2012
PROJECT NO: 1201
SHEET NO: 1201

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	07/31/12
2	ISSUED FOR CONSTRUCTION	08/01/12
3	ISSUED FOR RECORD	08/01/12
4	ISSUED FOR AS-BUILT	08/01/12
5	ISSUED FOR FINAL	08/01/12
6	ISSUED FOR ARCHIVE	08/01/12
7	ISSUED FOR CLOSURE	08/01/12
8	ISSUED FOR DESTRUCTION	08/01/12
9	ISSUED FOR RECONSTRUCTION	08/01/12
10	ISSUED FOR REPAIR	08/01/12
11	ISSUED FOR MAINTENANCE	08/01/12
12	ISSUED FOR INSPECTION	08/01/12
13	ISSUED FOR TESTING	08/01/12
14	ISSUED FOR MATERIALS	08/01/12
15	ISSUED FOR LABOR	08/01/12
16	ISSUED FOR EQUIPMENT	08/01/12
17	ISSUED FOR SAFETY	08/01/12
18	ISSUED FOR ENVIRONMENTAL	08/01/12
19	ISSUED FOR HISTORIC	08/01/12
20	ISSUED FOR ARCHITECTURAL	08/01/12
21	ISSUED FOR ELECTRICAL	08/01/12
22	ISSUED FOR MECHANICAL	08/01/12
23	ISSUED FOR PLUMBING	08/01/12
24	ISSUED FOR ROOFING	08/01/12
25	ISSUED FOR INTERIORS	08/01/12
26	ISSUED FOR EXTERIORS	08/01/12
27	ISSUED FOR LANDSCAPING	08/01/12
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29	ISSUED FOR SIGNAGE	08/01/12
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43	ISSUED FOR RAMPING	08/01/12
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47	ISSUED FOR LIFE	08/01/12
48	ISSUED FOR SAFETY	08/01/12
49	ISSUED FOR HEALTH	08/01/12
50	ISSUED FOR WELLNESS	08/01/12

EXCEL
ENGINEERING, INC.

1108 MOORLAND ROAD
MADISON, WI 53713
TEL: 608.277.1971
FAX: 608.277.1972
WWW.EXCEL-ENGINEERING.COM



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

NORTH
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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

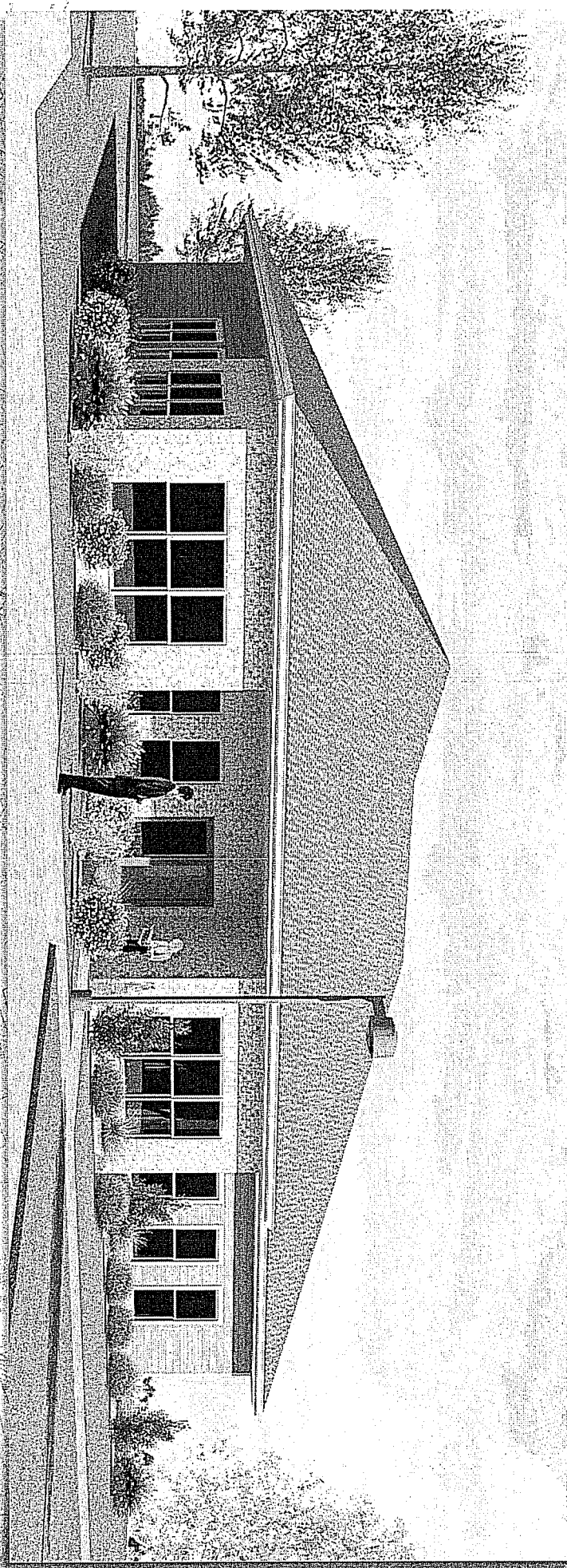
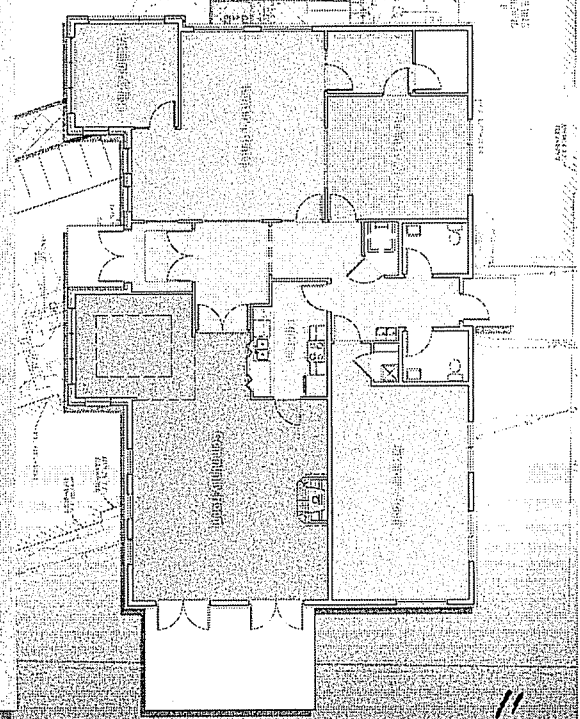
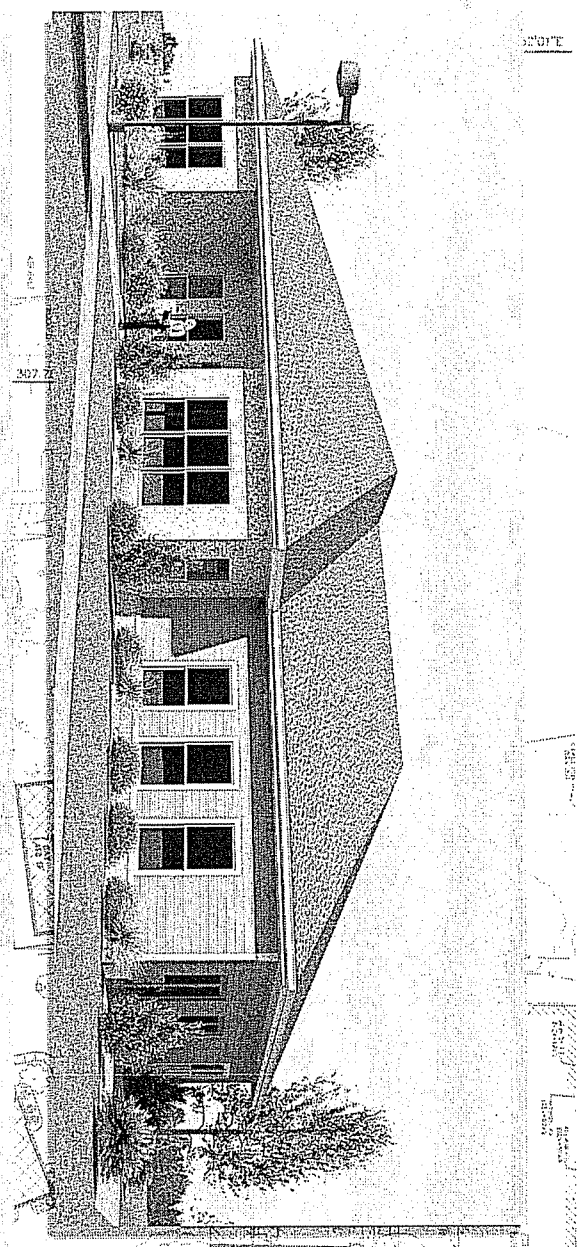
OWNER:
NOB HILL APARTMENTS LLC
710 NORTH PLANKINTON AVENUE
SUITE 1200
MILWAUKEE, WI 53203

ARCHITECT: EXCEL ENGINEERING, INC.
HOB PROJECT # 180

NO.	DATE	DESCRIPTION
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50	07/31/12	PRELIMINARY

EXCEL ENGINEERING, INC.
1108 MOORLAND ROAD
MADISON, WI 53713
TEL: 608.261.1100
WWW.EXCEL-ENGINEERING.COM

11



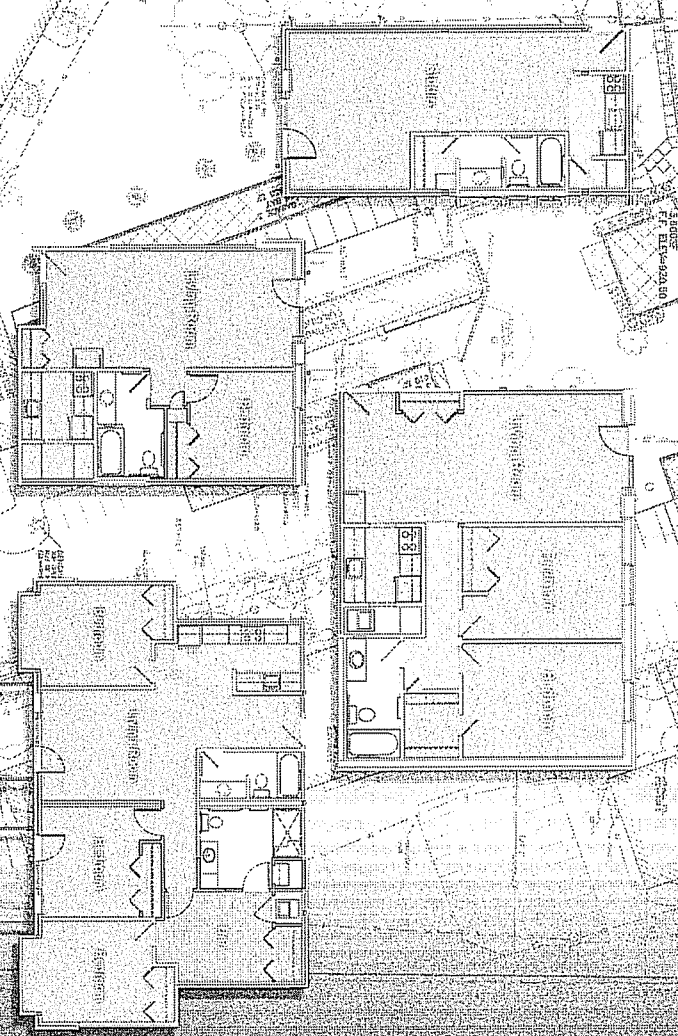
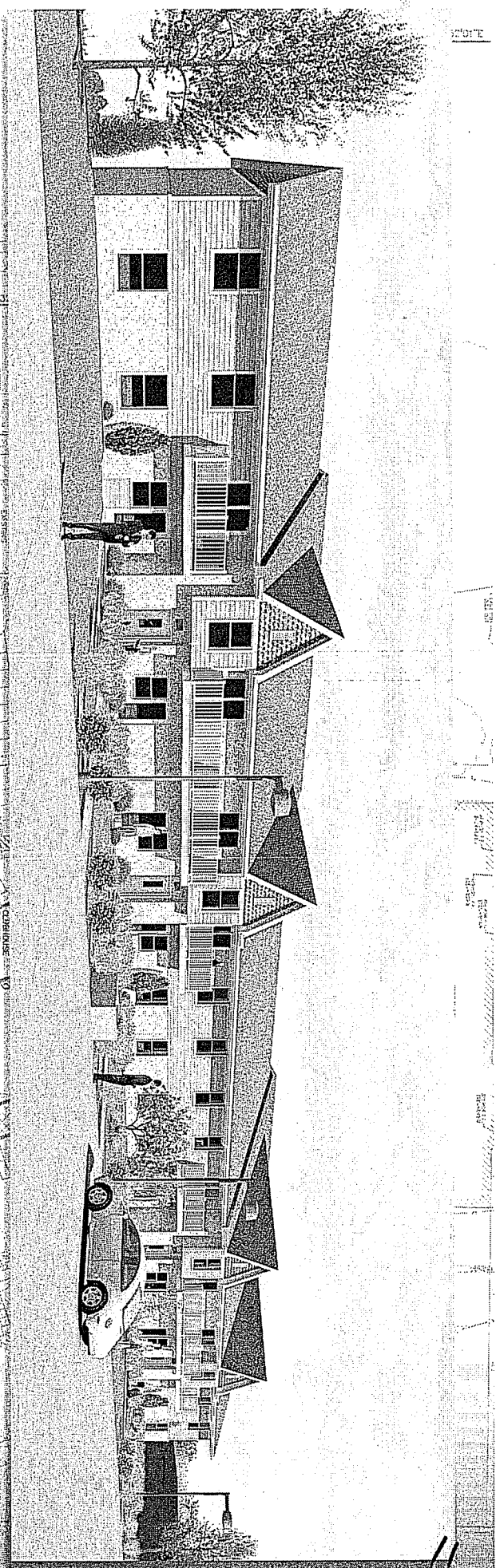
Nob Hill Apartments - Community Clubhouse

SIDING COLOR:

- HEATHERED
- MOSS

EXCEL ENGINEERING,
ALWAYS A BETTER PLAN

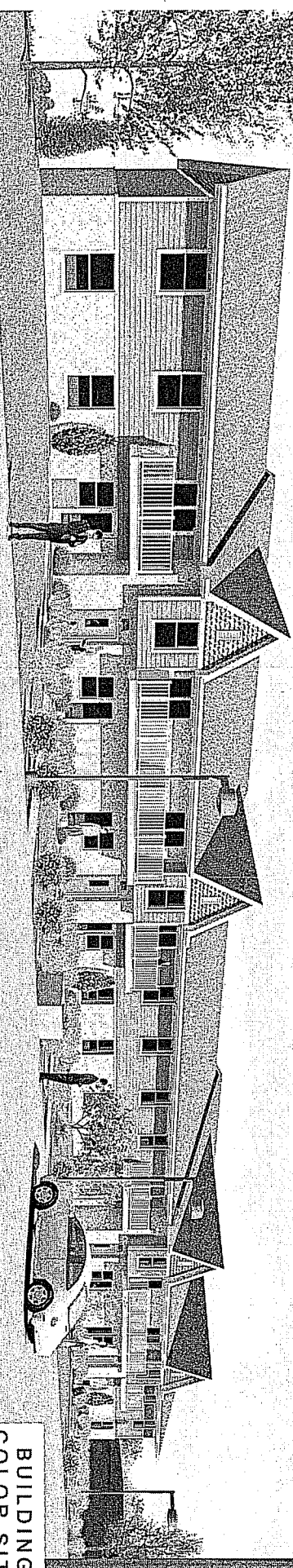




Nob Hill Apartments - Apartment Building

SIDING COLOR:
 HEATHERED
 MOSS

EXCEL ENGINEERING,
 ALWAYS A BETTER PLAN

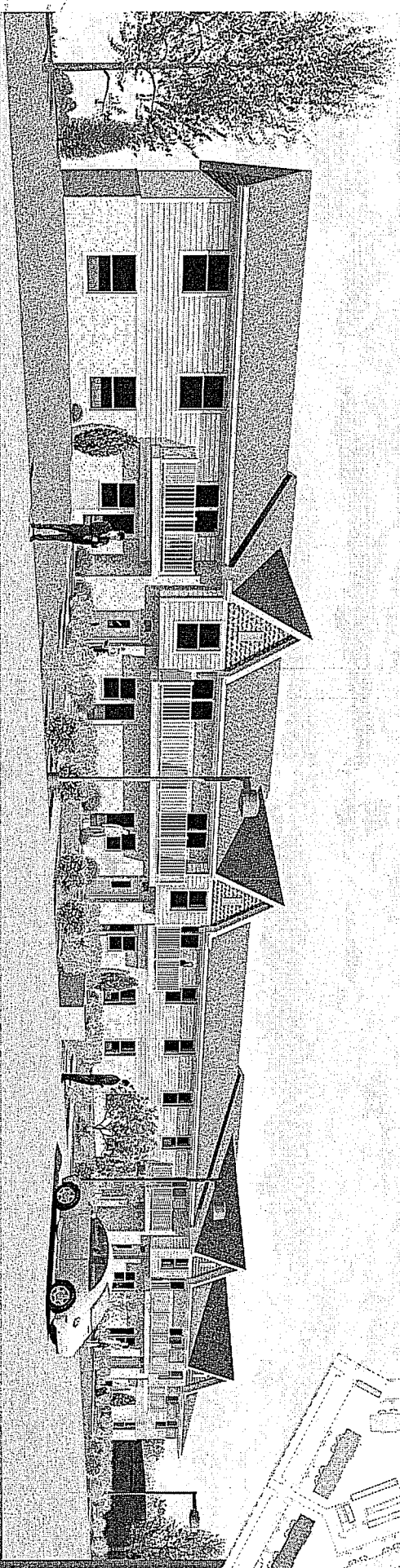
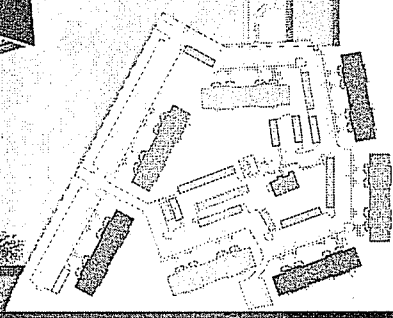


Nob Hill Apartments - Apartment Building

SIDING COLOR:
MOUNTAIN
SAGE

**BUILDING
COLOR SITE
KEY:**

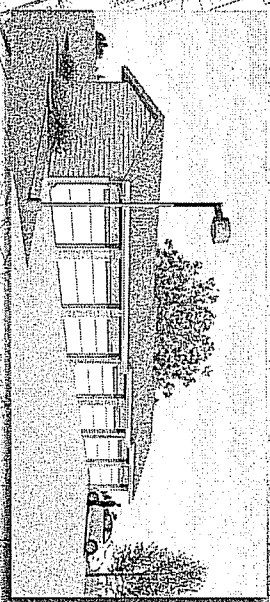
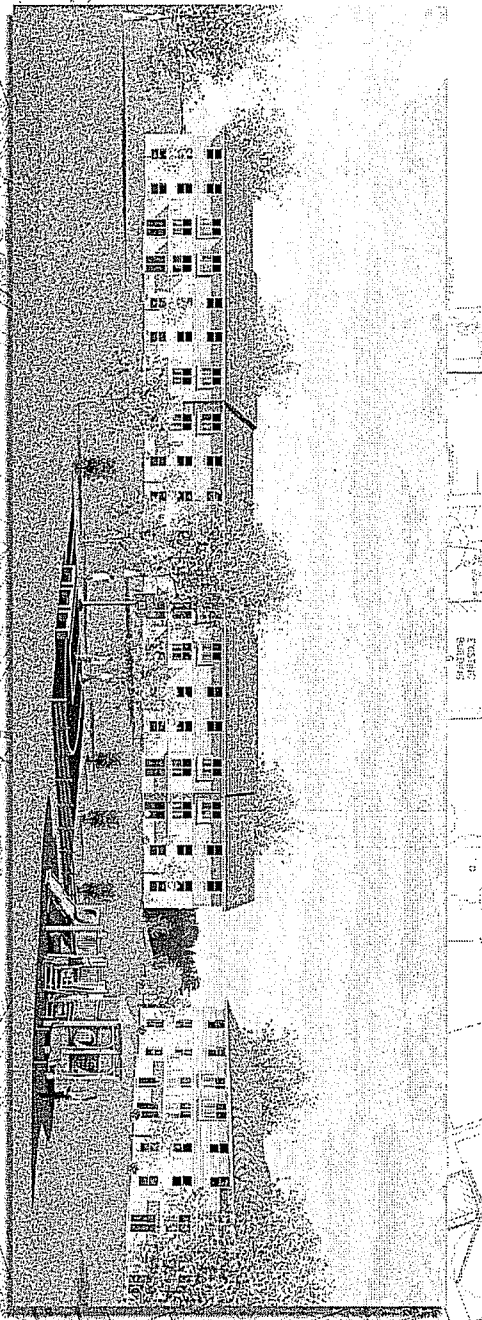
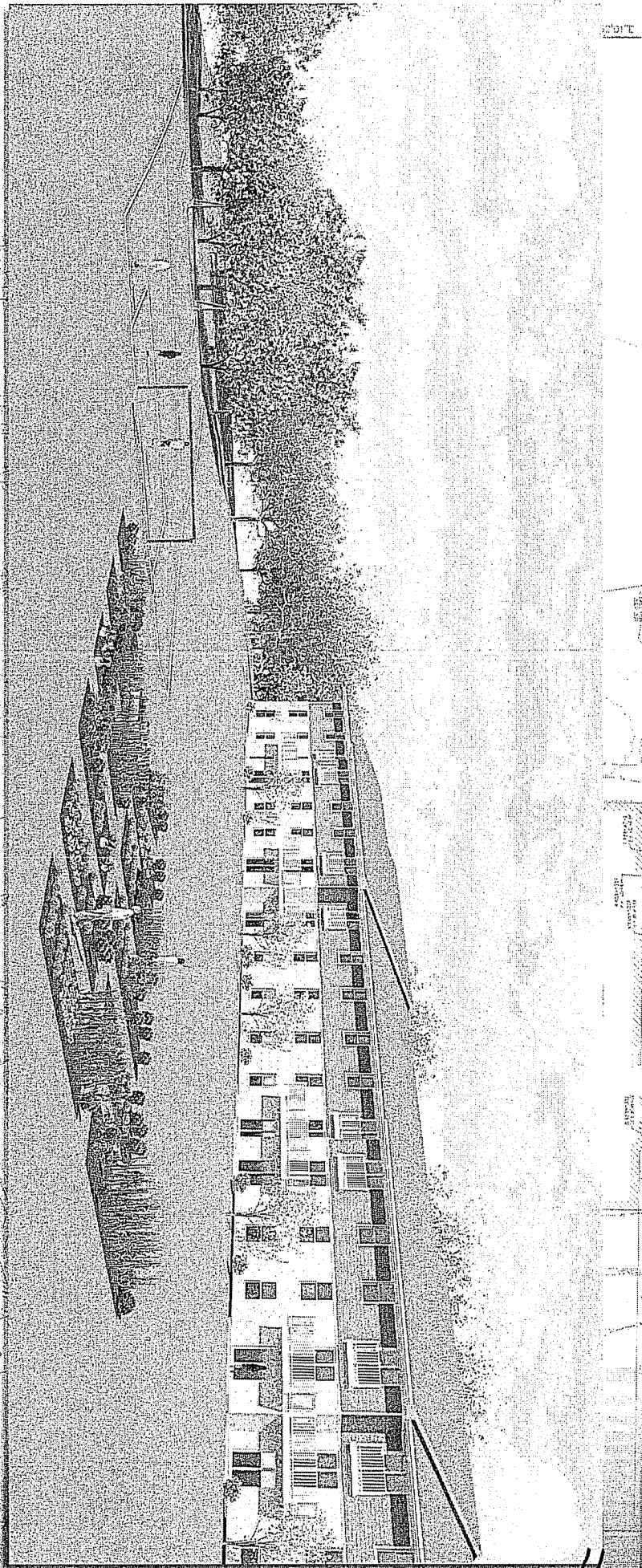
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Nob Hill Apartments - Apartment Building

SIDING COLOR:
MONTEREY
TAUPE

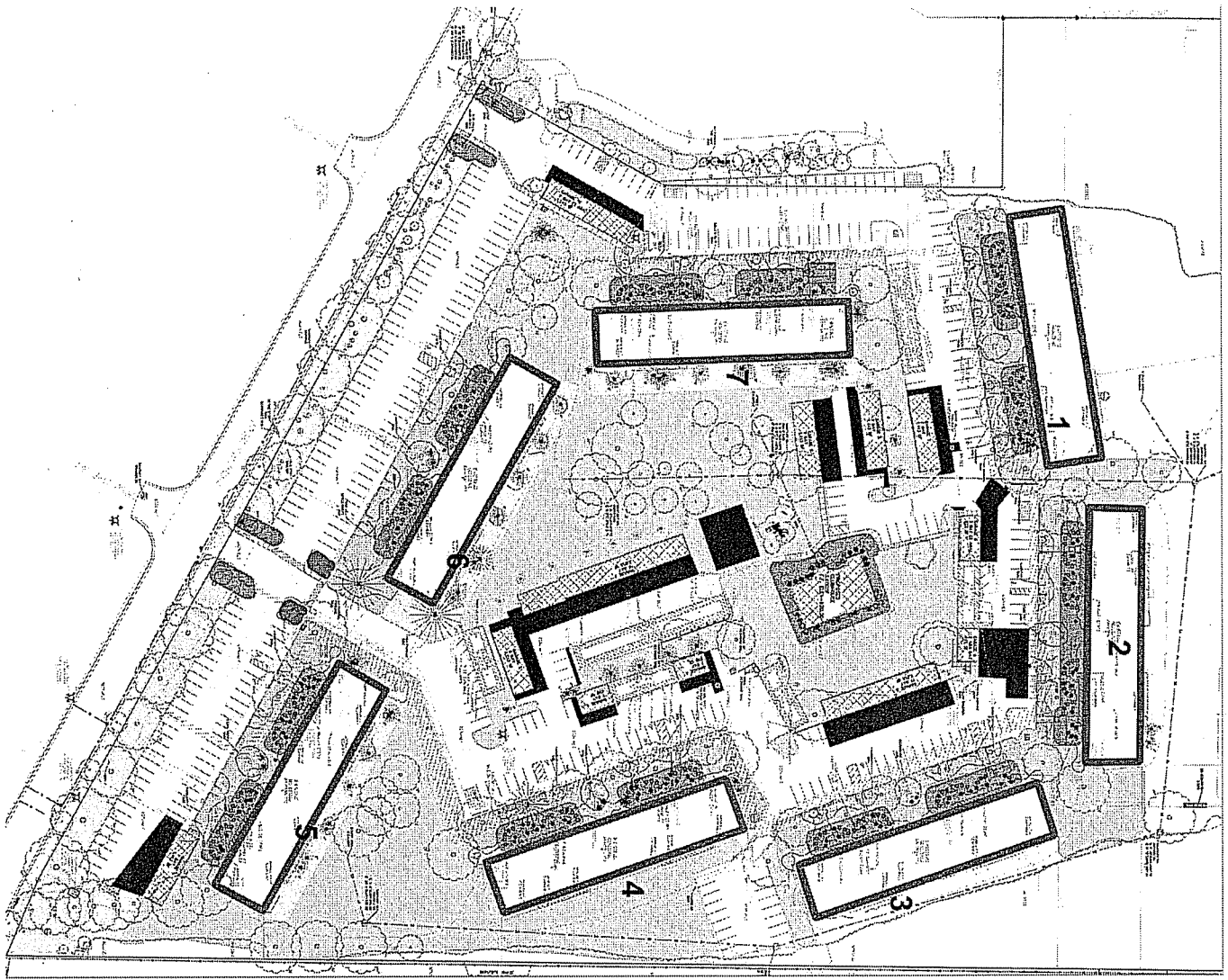
EXCEL ENGINEERING
Always a better plan



Nob Hill Apartments - Site Amenities

EXCEL ENGINEERING
 Always a better plan.

<p>HEAVENBERG MAGNET (SEE SANITARY)</p>	<p>MOUNTAIN SAGE (SEE SANITARY)</p>	<p>MOUNTAIN SAGE (SEE SANITARY)</p>
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LANDSCAPE MANAGEMENT ZONES

EXISTING BUILDINGS TO BE RENOVATED

- A. INTERIOR FOUNDATION/ EXTERIOR ZONE**
 1. Remove existing foundation and exterior finish.
 2. Reinforce exterior foundation with 4" rebar and 8" concrete.
 3. Remove existing exterior finish and replace with new finish.
 4. Remove existing exterior finish and replace with new finish.
- B. EXTERIOR FOUNDATION/ EXTERIOR ZONE**
 1. Remove existing exterior finish and replace with new finish.
 2. Reinforce exterior foundation with 4" rebar and 8" concrete.
 3. Remove existing exterior finish and replace with new finish.
 4. Remove existing exterior finish and replace with new finish.
- C. EXTERIOR FOUNDATION/ EXTERIOR ZONE**
 1. Remove existing exterior finish and replace with new finish.
 2. Reinforce exterior foundation with 4" rebar and 8" concrete.
 3. Remove existing exterior finish and replace with new finish.
 4. Remove existing exterior finish and replace with new finish.
- D. EXTERIOR FOUNDATION/ EXTERIOR ZONE**
 1. Remove existing exterior finish and replace with new finish.
 2. Reinforce exterior foundation with 4" rebar and 8" concrete.
 3. Remove existing exterior finish and replace with new finish.
 4. Remove existing exterior finish and replace with new finish.



FICAL ENTRY LANDSCAPE SCENIC



Excel Engineering

1100 North Lincoln Street
Milwaukee, WI 53233
Tel: 414.224.1100
Fax: 414.224.1101

Project: N118 Hill Apartments

Sheet: C1.5

Date: 07/23/2012

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

Author: J. Smith

Checker: M. Jones

Designer: S. Lee

Project Manager: K. Brown

Client: N118 Hill Apartments LLC

Address: 1108 Moorland Road, Madison, WI 53713

Project No: 1089230

Sheet No: C1.5

Date: 07/23/2012

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

Author: J. Smith

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LANDSCAPE MANAGEMENT PLAN

SMA DESIGN GROUP

1100 North Lincoln Street
Milwaukee, WI 53233
Tel: 414.224.1100
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PROJECT: N118 Hill Apartments
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PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

