

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_  
Legistar # \_\_\_\_\_

DATE SUBMITTED: July 3, 2012

Action Requested

- Informational Presentation
- Initial Approval and/or Recommendation
- Final Approval and/or Recommendation

UDC MEETING DATE: JULY 11, 2012

PLEASE PRINT!

PROJECT ADDRESS: 1108 MOORLAND RD

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: ERIC DRAZKOWSKI, PE (EXCEL ENGINEERING)

Address: 100 CAMELOT DR

FOND DU LAC, WI 54935

Phone: 920.322.1678

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E-mail address: eric.d@excelengineer.com

PLEASE PRINT!

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.

June 28, 2012

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

## Letter of Intent

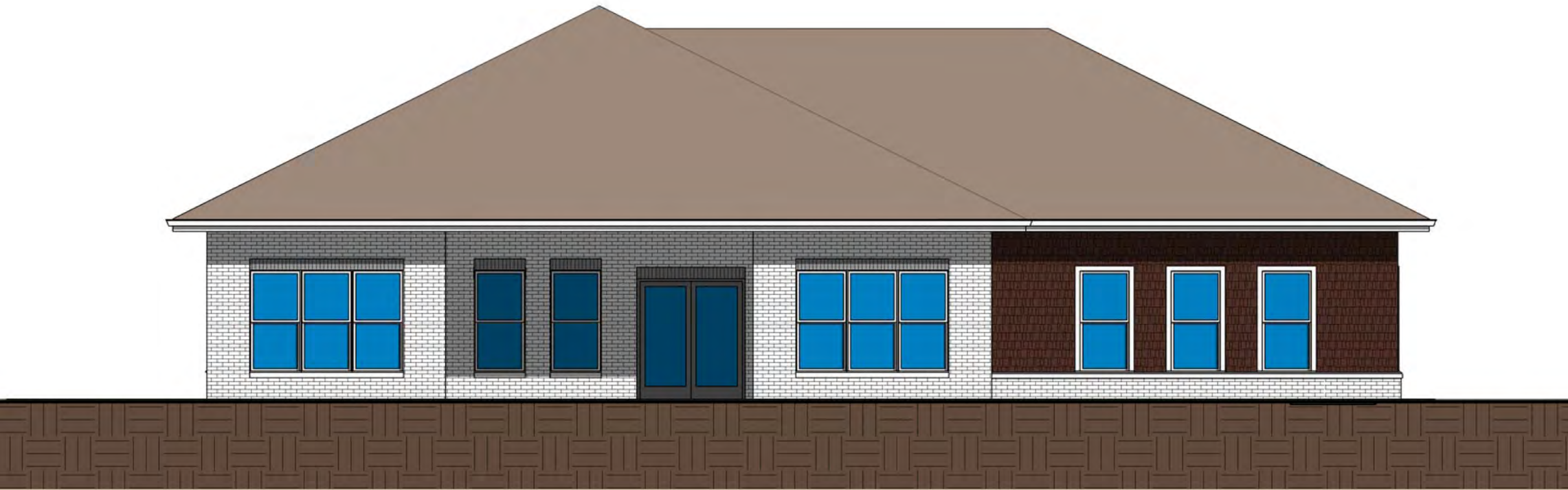
The proposed project is located at 1108 Moorland Road in the Nob Hill apartment complex on a 21.31 acre property. This development is zoned R-3 and is part of a Planned Residential Development. The project consists of renovating the existing apartments (interior and exterior), adding a clubhouse, and 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. 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 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. 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 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 with ample existing undeveloped area to the north. Disturbance for the site will be limited. 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.

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 decrease. Please accept the included items for approval.



Nob Hill Apartments - Typical New Garage - Front Elevation



Nob Hill Apartments - New Clubhouse Bldg - Front Elevation





Nob Hill Apartments (Bldg. A-G) - Front Elevation



Nob Hill Apartments - Typical New Garage



# Nob Hill Apartments - New Clubhouse Building