

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

