



City of Verona

111 Lincoln Street
Verona, WI 53593-1520
COMMON COUNCIL

Monday – June 8, 2020 – 7:00 P.M.

www.ci.verona.wi.us

Due to the COVID-19 pandemic, the Verona Common Council will hold its meeting as a virtual meeting. The Common Council will not meet at City Hall, 111 Lincoln Street. Members of the Common Council and Staff will join the meeting by using Zoom Webinar, as described immediately below.

Members of the public can join the meeting using Zoom Webinar via a computer, tablet, or smartphone, or by calling into the meeting using phones, as described immediately below. Those requiring toll-free options are asked to contact City Hall for details prior to the meeting at adam.sayre@ci.verona.wi.us or 608-848-9941.

Join the meeting via computer, tablet, or smart phone:

<https://zoom.us/j/96353790165>

Webinar ID: 963 5379 0165

Join the meeting via phone by dialing:

312-626-6799

Webinar ID: 963 5379 0165

Watch live on the City's YouTube Channel: <https://www.youtube.com/user/VeronaWIMeetings>

The online meeting agenda and all support materials can be found at <https://www.ci.verona.wi.us/>. In addition to the public, all Council members and staff will also be participating remotely. Anyone with questions prior to the meeting may contact the City at (608) 848-9941 or adam.sayre@ci.verona.wi.us.

PUBLIC SPEAKING INSTRUCTIONS

- **WRITTEN COMMENTS:** You can send comments to the City Council on any matter, either on or not on the agenda, by emailing adam.sayre@ci.verona.wi.us or in writing to Common Council, 111 Lincoln Street., Verona, WI, 53593.
- For public comments, including comments during the public hearing, register and speak: Those wishing to speak during the virtual meeting **MUST** register by 7:00 PM in advance of the meeting start time by emailing adam.sayre@ci.verona.wi.us or calling 608-848-9941. You will be given information on how your speaking opportunity will be coordinated.

1. Call to order
2. Roll Call
3. Public Comments
4. Approval of Minutes from the May 26, 2020 Common Council meeting.
5. Mayor's Business
 - A. Presentation by Chief Coughlin regarding City of Verona police data, procedures and accountability
6. Announcements
7. Administrator's Report
8. Engineer's Report
9. Committee Reports
 - A. Public Safety and Welfare Committee**
 - (1) Discussion and Possible Action Re: An application for a combination Reserve "Class B" Intoxicating Liquor and Class "B" Fermented Malt Beverages license from Mr. Brews Taphouse Verona, LLC, d/b/a Mr. Brews Taphouse, 611 Hometown Circle, Suite 104, Verona, WI 53593, Ryan Swanson, Agent
 - (2) Discussion and Possible Action Re: A temporary premises description amendment for the liquor license of Toot & Kate's LLC, d/b/a Toot & Kate's Wine Bar, 109 S. Main Street, to include the front stoop area
 - (3) Discussion and Possible Action Re: Approval of alcohol license applications for the 2020-2021 licensing period
 - (4) Discussion and Possible Action Re: Approval of cigarette and tobacco retail license applications for the 2020-2021 licensing period
 - B. Community Development Authority**
 - (1) Discussion and Possible Action Re: Developer submissions for Sugar Creek Elementary School development project
10. New Business
 - A. Discussion and Possible Action Re: Payment of bills
 - B. Discussion and Possible Action Re: Creation of a Sustainability Committee
 - C. Discussion and Possible Action Re: Lease agreement between the City of Verona and Redeemer Bible Fellowship Church
 - D. Discussion and Possible Action Re: Ordinance No. 20-966 amending Title 7, Chapter 2 of the Code of Ordinances, City of Verona, concerning operator's licenses
 - E. Discussion and Possible Action Re: Designation of alternate locations and extended hours for requesting and voting absentee ballots for the August 11, 2020 Partisan Primary and November 3, 2020 General Election
 - F. Discussion and Possible Action Re: George Floyd
 - G. Discussion and Possible Action Re: Approval of operator's licenses for the 2020-2021 and 2020-2022 licensing periods
11. Adjournment

Luke Diaz, Mayor

POSTED: Miller's Market
Verona City Hall
City Website @ www.ci.verona.wi.us

IF YOU NEED AN INTERPRETER, MATERIALS IN ALTERNATIVE FORMATS, OR OTHER ACCOMODATION TO ACCESS THE MEETING, PLEASE CONTACT THE CITY CLERK AT 845-6495 AT LEAST 48 HOURS PRECEDING THE MEETING. EVERY REASONABLE EFFORT WILL BE MADE TO ACCOMMODATE YOUR REQUEST.

CITY OF VERONA
MINUTES
COMMON COUNCIL
May 26, 2020
Verona City Hall

Due to the COVID-19 pandemic, the Verona Common Council held its meeting as a virtual meeting. The Common Council did not meet at City Hall, 111 Lincoln Street. Members of the Common Council and Staff joined the meeting by using Zoom Webinar. Members of the public were able to join the meeting using Zoom Webinar via a computer, tablet, or smartphone, or by calling into the meeting via phone.

1. Mayor Diaz called the meeting to order at 7:01 p.m.
2. Roll call: Alderpersons Kate Cronin, Charlotte Jerney, Chad Kemp, Katie Kohl, Christine Posey, Heather Reekie, Charlie Ryan and Evan Touchett were present. Also present: City Administrator Adam Sayre; City Engineer Carla Fischer; Police Chief Bernie Coughlin; Public Works Director Theran Jacobson; City Attorney Bryan Kleinmaier; and City Clerk Ellen Clark.
3. Public Comment: None
4. Approval of the minutes from the May 11, 2020 Common Council meeting. Motion by Kohl, seconded by Reekie, to approve the minutes of the May 11, 2020 Common Council meeting. Motion carried 8-0.
5. Mayor's Business:
 - A. Oath of Office for District 2 Alderperson
City Clerk Clark administered the Oath of Office for newly appointed District 2 Alderperson, Charlie Ryan.
 - B. Common Council committee member appointments
Mayor Diaz confirmed Charlie Ryan's appointment to the Public Works/Sewer & Water Committee – 1 year term expiring May 2021.

Motion by Touchett, seconded by Kohl, to approve the appointment of Charlie Ryan to the Public Works/Sewer & Water Committee. Motion carried 8-0.
 - C. Citizen committee member appointments
Mayor Diaz recommended the following citizen committee appointment:

Library Board:
Christopher Hopp – 3 year term expiring July 2023

Motion by Touchett, seconded by Kemp to approve the citizen member committee appointment as recommended by Mayor Diaz. Motion carried 8-0.
 - D. Sugar Creek Elementary School proposals
Mayor Diaz reminded the Council that the Sugar Creek Elementary School proposals

are available for viewing and asked for feedback. He advised everyone to view the proposals both on paper and on YouTube.

Touchett asked the reason for the timing of the decision regarding the Sugar Creek Elementary School project.

Diaz replied there are two things going on. One is the RFP due date being pushed back by the COVID-19 pandemic; the other is that the City and the developers want to get the project started as soon as possible after the City take possession of the property.

Kohl added that in order to compete for workforce housing tax credits through WHEDA and Dane County this year, developers must apply for them by June, and need appropriate time to file the applications.

Touchett stated he does not want to be rushed with this decision. It is a big deal for the City.

Kohl stated the Community Development Authority (CDA) has taken a lot of time on this project. Her hope is that the Council will trust CDA for having vetted the project thoroughly.

6. Announcements:

- Reekie reminded residents to be cognizant of social distancing guidelines when attending garage sales this summer, and asked them to please consider postponing or canceling garage sales.

7. Administrator's Report:

- A Plan Commission meeting will be held Monday, June 1st at 6:30 p.m.
- A CDA meeting will be held on Tuesday, June 2nd at 6 p.m. The work of the CDA at this meeting will be to try to come to a decision regarding the future of the Sugar Creek Elementary School property.
- Sayre encouraged the Council to watch the meeting on YouTube or watch the recordings of the CDA meetings. Some of the proposals include public spaces, as well as Tax Increment Financing requests, both of which require Council approval. Those proposals are also posted on the City's website.
- City Staff continues to monitor the COVID-19 situation and make adjustments as necessary. Today at 8 a.m. was the beginning of Phase 1 of the re-opening of Dane County. Staff is working very closely with Dane County regarding guidance for opening recreation programs and playgrounds. The library is also looking at ways to expand their services. There has been a lot of interest in curbside pickup. Staff anticipates keeping city hall, the public works building and the Senior Center closed to the public for the next month. There has not been a demand from the public to open those buildings.

Reekie asked what input the Council will have if the CDA's choice for the Sugar Creek Elementary School property includes a pool.

Sayre replied the CDA will make a recommendation to the Common Council; it will not be signing off on a certain project. Scheduling a Committee of the Whole meeting to talk through the recommendation before it goes to the Common Council is also a possibility.

Diaz stated the Council will have a great deal of discretion regarding this project.

8. Engineer's Report:

- Well 6 Pumping Station Construction: Asphalt paving is expected in late May to June, depending on asphalt supply. The Wellhead Protection Plan has been approved by the DNR. Startup of the well is now expected the second week of June.
- Verona Area High School Construction Traffic Improvements: Surface asphalt paving has been completed on West Verona Avenue. West End Circle traffic will continue to be on the new lower lift of asphalt in the northbound/eastbound lanes for the next month or so. Road base placement has been completed along Wildcat Way and Stewart Woods Road, with curb and gutter, asphalt pavement and sidewalk items to continue. Work has begun on North and South Nine Mound Road.
- CTH PD Construction – Woods Road to CTH M: Eastbound and westbound traffic is now in the new eastbound lanes. Work is now being done on the westbound lanes and the storm sewer.
- Liberty Park Phase 4 Construction
Work has started on the north side of Whalen Road. The bike lane on the north side is scheduled for paving the week after Memorial Day.
- Kettle Creek North Phase 3
Work has started on this project. Sanitary sewer work is about 75% complete, and water main work will begin immediately after the sanitary sewer work is done.

9. Committee Reports

A. Public Safety and Welfare Committee

- (1) Discussion and Possible Action Re: A premises amendment request from Hop Haus Brewing Company, LLC, 231 S. Main Street, Verona, WI 53593. Motion by Reekie, seconded by Kohl, to approve a temporary premises description amendment for the liquor license of the Hop Haus Brewing Company, LLC to include the business's front parking lot, with the contingency that outside service will close at 10 p.m. Phil Hoechst has applied for a temporary premises description amendment for the liquor license of the Hop Haus Brewing Company, LLC to include the business's front parking lot. This will allow them to serve more customers, while adhering to required social distancing guidelines.

Posey asked about the parking plan.

Sayre replied the parking lot will be closed, similar to the setup used during the Hop Haus anniversary party and other special events held there.

Reekie stated there are excellent public parking lots to be utilized on both sides of the Hop Haus.

Motion carried 8-0.

B. Public Works/Sewer & Water Committee

- (1) Discussion and Possible Action Re: Land acquisition agreement at 419 Lincoln Street for Project ID 2018-108, Eastside Sanitary Sewer Interceptor Replacement. Motion by Touchett, seconded by Cronin, to approve a Land acquisition agreement at 419 Lincoln Street for Project ID 2018-108, Eastside Sanitary Sewer Interceptor Replacement, contingent on City Administrator and City Attorney review. This agreement with Ms. Schultz is for the purchase of two parcels adjacent to the Badger Mill Creek, east and south of Lincoln Street. The pursuit of the land was due to the need for additional easements for the replacement of the eastside sanitary sewer interceptor. Motion carried 8-0.
- (2) Discussion and Possible Action Re: Amendment No. 1 with Brown and Caldwell for Project 2018-114, Lincoln Street storm water management facility design. Motion by Touchett, seconded by Kemp, to approve Amendment No. 1 with Brown and Caldwell for Project 2018-114, Lincoln Street storm water management facility design. This amendment is to expand the scope of services under the original contract with Brown and Caldwell. Additional analyses and alternatives were requested to maximize the efficiency of the facility and minimize impacts. This amendment is in the amount of \$35,470, bringing the new contract amount to \$144,270. Motion carried 8-0.
- (3) Discussion and Possible Action Re: A professional services agreement with AECOM for Project 2018-114, Lincoln Street storm water management facility design. Motion by Touchett, seconded by Cronin, to approve a professional services agreement with AECOM for Project 2018-114, Lincoln Street storm water management facility design not to exceed \$65,080. This agreement with AECOM is to assist in the design for the Lincoln Street storm water management facility. Motion carried 8-0.

10. New Business

- A. Discussion and Possible Action Re: Payment of bills. Motion by Kemp, seconded by Cronin, to pay the bills in the amount of \$888,627.53. Motion carried 8-0.
- B. Discussion and Possible Action Re: Professional services agreement with McMahon Associates, Inc. Sayre explained the proposed agreement will provide management consulting services to assist in the transition of the Fire Chief. McMahon will assist the Fire Chief with Fire Department direction and the transition. Due to COVID-19, it is difficult to hire new Staff, including Fire Department Staff. Jeff Roemer, McMahon Associates, will be working with the Fire Chief to provide management services until the Fire Department is fully staffed. The proposed agreement is for three (3) months and can be extended if necessary. Staff recommends approval subject to final review by the City Attorney.

Jerney asked if the hours of service will be onsite or offsite.

Sayre replied it will be flexible, dependent on Chief Machotka's needs. The purpose of this contract is to give the Chief some support during this transition.

Cronin stated she is glad to see the City provide this support for Chief Machotka, and asked if Human Resources Coordinator, Mitch Weckerly, will also be helping the Chief with the transition. Because the City's financial future will be very tight, it would be difficult for her to support going beyond three months with this contract.

Sayre replied Mitch will be involved; however Roemer has experience with fire departments, versus Mitch, who has more experience with Human Resources. If the Council wants to stipulate that the contract should last no more than three months, they can do that. Jeff suggested three months, as in his experience that seems to be a sufficient amount of time to help with transition.

Motion by Kemp, seconded by Cronin, to approve a professional services agreement with McMahon Associates, Inc., with the contingency that the contract not go on more than three months, unless the item is returned to the Council for approval. On roll call: Alder Cronin – Aye; Alder Ryan – Aye; Alder Jerney – Aye; Alder Kohl – Aye; Alder Kemp – Aye; Alder Posey – Aye; Alder Reekie – Aye; Alder Touchett – Aye. Motion carried 8-0.

- C. Discussion and Possible Action Re: Annexation agreement with the Gust and Mork properties. Sayre explained in September of 2019, the City approved an annexation agreement with Veridian to annex the lands for the Woods at Cathedral Point Subdivision located at the southeast corner of Range Trail and County Highway M. Due to changes in the developer's acquisition plans, the existing property owners, Gust and Mork, are required to sign the agreement. Staff has no concerns with the changes and recommends approval subject to final review by the City Attorney. Veridian plans on starting this project sometime in June. Motion by Kohl, seconded by Kemp, to approve an annexation agreement with the Gust and Mork properties, subject to final review by the City Attorney. Motion carried 8-0.
- D. Discussion and Possible Action Re: Updated Ordinance No. 19-947 approving the annexation of 52.386 acres of land at the southeast corner of County Highway M and Range Trail. Sayre explained in September of 2019, the Common Council approved an annexation ordinance to annex land for the Woods at Cathedral Point Subdivision located at the southeast corner of Range Trail and County Highway M, subject to Veridian acquiring the property and the execution of an annexation agreement. Due to changes in the developer's acquisition plans, the acquisition condition can be removed. The execution of an annexation agreement will remain as a condition. Motion by Kohl, seconded by Jerney, to approve updated Ordinance No. 19-947 approving the annexation of 52.386 acres of land at the southeast corner of County Highway M and Range Trail. Motion carried 8-0.
- E. Discussion and Possible Action Re: Resolution No. R-20-018 extending the Declaration of Emergency in the City of Verona and the continuation of Joint Executive Authority. Sayre explained on April 13, 2020 the City adopted a Resolution declaring a State of Emergency. The State of Wisconsin's public health emergency declaration has lapsed or is about to lapse due to conditions beyond the City's control. The Resolution extending the State of Emergency will remain in effect until

July 15, 2020. The City's Resolution is not a Safer at Home Order, but allows the Mayor and City Administrator to have joint executive authority to implement measures necessary in response to the COVID-19 outbreak. Motion by Cronin, seconded by Jerney, to approve Resolution No. R-20-018 extending the Declaration of Emergency in the City of Verona and the continuation of Joint Executive Authority. Motion carried 8-0.

- F. Discussion and Possible Action Re: Resolution No. R-20-019 waiving interest and penalties on certain delinquent property tax installment payments due in 2020, as a result of COVID-19. Sayre explained on May 7, 2020 the Dane County Board adopted a Resolution authorizing all taxation districts in Dane County to waive interest and penalties on late property tax installment payments. The proposed City Resolution implements the authority granted by Dane County and waives all applicable penalties and interest on any installment payment of general property taxes payable in 2020 on property that is due and payable after April 1, 2020, so long as it is paid before October 1, 2020. Interest and penalties shall accrue from October 1, 2020 for any property taxes that are payable in 2020 that are delinquent after October 1, 2020.

Reekie asked if there is a possibility that there will be enough people taking advantage of this that it would leave the City without the funds to pay bills.

Sayre replied that will not be a problem.

Motion by Reekie, seconded by Kemp, to approve Resolution No. R-20-019 waiving interest and penalties on certain delinquent property tax installment payments due in 2020, as a result of COVID-19. Motion carried 8-0.

- G. Discussion and Possible Action Re: Resolution No. R-20-020 approving the release of development agreements with ANOREV and approving a tax agreement with D&D Verona, LLC. Sayre explained The City has entered into several development agreements with ANOREV, LLC related to the Technology Park in Tax Increment Financing District #6. In 2013, the City executed agreements for land divisions and tax agreements for the Wisconsin Brewing Company project located on American Way. These agreements contained terms and conditions that governed the lot that will be purchased by D&D Verona, LLC (KSW Construction) for their new office building. ANOREV and D&D Verona, LLC have requested the City release Lots 9 and 10 of the Verona Technology Park from the obligations of the 2013 agreement. Staff and the City Attorney have negotiated a mutual release agreement. As part of this release, D&D Verona, LLC has agreed to enter into a tax agreement with the City where the property will remain taxable for the life of TIDs 6 and 8. Staff recommends approval of the development agreement release and tax agreement subject to final review by the City Administrator and City Attorney. Motion by Cronin, seconded by Jerney, to approve Resolution No. R-20-020 approving the release of development agreements with ANOREV and approving a tax agreement with D&D Verona, LLC, subject to final review by the City Administrator and City Attorney. Motion carried 8-0.

H. Discussion and Possible Action Re: Property use agreement with the Verona Area School District. Sayre explained in August of 2019, the City approved a conditional use permit for the Verona Area School District (VASD) to construct a monument sign for the new high school on City property located at the southeast corner of West Verona Avenue and West End Circle. One of the conditions of approval was the conditional use permit shall become effective upon the VASD and the City executing a Property Use Agreement. The draft Property Use Agreement is provided in the Council packet. Of importance, the sign will be constructed over an existing sanitary sewer pipe. The draft agreement requires the VASD to correct and pay for any damage to the City's pipe due to the installation or construction associated with the sign. The City is not liable for any damage to the sign during future maintenance of the existing sanitary sewer pipe. The term of the agreement is 30-years. The City and the VASD executed a development agreement related to public improvements associated with the new high school and Staff has had issues administering this development agreement. Staff cannot recommend approval of the sign agreement, located over City utilities, at this time until the City has a better understanding of how the City and VASD will work together under the development agreement related to the new high school. Without assurances on this issue and a commitment to work together, Staff cannot recommend the City enter into another agreement with the VASD to install a sign over City infrastructure.

Kleinmaier is now available to answer questions.

Kemp stated he approves of the recommendation from Staff. This is the prudent thing for the City to do to protect itself at this point.

Cronin asked what would need to happen for VASD to come back to the City for approval if the Council denies their request now.

Sayre replied Staff needs some time to see how the development agreement for the road improvements by the new high school proceeds. We need an open line of communication with VASD and a good understanding of the agreements we currently have with them. From Staff's perspective, this is not a denial, it is just putting it off for later.

Diaz asked if putting this off for a month or two will cause issues with VASD's timeline.

Kleinmaier replied VASD would rather have this approved sooner than later, however they understand that the sign would be on the City's property and would be over City utilities. We have expressed to VASD some concerns regarding the administration of the development agreement for the infrastructure project. The Council could table any action tonight, and there would still be time to get the sign up before school starts.

Diaz asked if VASD could still sue us if we damaged their sign.

Kleinmaier stated you can always sue someone. In light of some of the administrative issues with the road project, Staff has some concerns about the fact that the sign is over the City's facilities.

Kemp stated sometimes the worst decisions are the ones that are made in haste. There is no real reason to vote on this tonight. He is inclined to submit a motion to the Council to table this item to give Staff time to do some more work on this.

Ryan asked if there is an alternate location for the sign that would not be on City property.

Sayre replied that has been discussed. VASD would like to see the sign placed on West Verona Avenue to provide more visibility. Other potential locations are not ideal from a visibility standpoint.

Kemp stated we need to exercise caution in this case. He would be inclined to get some more assurances from the district before moving forward.

Motion by Kemp, seconded by Ryan, to table action on the property use agreement with the Verona Area School District. On roll call: Alder Ryan – Aye; Alder Jerney – Aye; Alder Kemp – Aye; Alder Kohl – Aye; Alder Posey – Aye; Alder Reekie – Aye; Alder Touchett – Aye; Alder Cronin – Aye. Motion carried 8-0.

- I. Discussion and Possible Action Re: Resuming in-person meetings and requirements for virtual meetings. With the implementation of the Forward Dane plan, Staff is requesting feedback from the Common Council as to when to start in-person Council and Committee meetings. Presently Staff has scheduled virtual meetings for the week of June 1st. Social distancing and precautions would be required for in-person meetings. Staff examined the Council Chambers and determined the placement of Alders and Staff to allow for required social distancing. He is concerned about holding closed sessions virtually. They may have to be done in person. Staff is requesting feedback from the Council regarding whether the City should resume in-person meetings, or continue holding virtual meetings.

Kohl would like to continue doing Zoom Webinars as long as possible. It seems to have been working very well.

Jerney agrees with Kohl, and suggests continuing the Zoom meetings.

Touchett recommends continuing Zoom meetings, as well.

Kemp stated people need to take all the precautions they can at this time, and recommends continuing Zoom meetings.

Sayre stated he will continue to place this item on each meeting's agenda, and will plan on holding meetings virtually until further notice.

11. Adjournment:

Motion by Touchett, seconded by Reekie, to adjourn at 8:16 p.m. Motion carried 8-0.

Ellen Clark
City Clerk

Administrator Report for June 8, 2020

Upcoming Meetings/Events

- Senior Services Committee – June 9th
- Tourism Meeting – June 16th

Outdoor Dining

The City is interested and willing to work with restaurants and drinking establishments during the COVID-19 pandemic to allow or expand outdoor seating. Outdoor seating areas will still require fencing and limitations on hours of operations. Any amendment will require review by the Public Safety Committee and approval by the Common Council. Anyone interested in expanding outdoor seating areas, please contact the City Clerk to discuss your options.

Bulk Refuse Pickup

On Monday, June 8th, Waste Management will resume normal curbside bulk waste collection. Bulk collections were temporarily suspended due to COVID-19. The temporary green dumpsters located at Public Works will be removed on Friday, June 12th. Public Works will no longer accept bulk waste after the dumpsters are removed. Fee items, such as electronics or tires, are still not accepted as the Public Works offices remain closed to the public.

August Council Meeting

Due to the elections, the August 10th Council meeting will be changed to August 12th. Please mark your calendars accordingly.

2020 Census

The 2020 Census is underway. As of June 3, 2020, the City has an 81.3% response rate with 75.8% of the responses by the internet. In 2010, the City had an 87% response rate, which was only done by mail in questionnaires. As a reminder, the Census data that is collected will help determine funding allocations for the next ten (10) years.

Employee Work Anniversaries

The following employees have June work anniversaries:

- Andy Scott – Cable Broadcast – 17 years
- Mark Horstmann – Police Lieutenant – 13 years
- Jon Bublitz – Street Superintendent – 10 years
- Leah Portz – Youth Services Librarian – 8 years

- Chris Rindy – Firefighter – 5 years
- Kevin German – Firefighter – 4 years
- Dave Yearous – Public Works Maintenance – 3 years
- Donna Kjaldgaard – Police Records Clerk – 2 years
- Kelly Pezze – Accounting Assistant – 2 years

CITY OF VERONA ENGINEER REPORT

for June 8, 2020

CONSTRUCTION PROJECTS

WELL 6 PUMPING STATION CONSTRUCTION

COVID protocols are still being followed by the Contractor and Subcontractors to minimize chances of more than one trade in the same area at the same time. The Contractor is coordinating switchover from temporary to permanent electric power (with Alliant) and installation of natural gas (with MGE). The interior painting of the walls and most of the interior plumbing is complete. Generator exhaust piping, HVAC, electrical items and the floor coating are anticipated to be completed in the next two weeks. Sidewalk is planned for this week and asphalt paving by late June. Well start-up is anticipated for late June to mid July.

VERONA AREA HIGH SCHOOL CONSTRUCTION – TRAFFIC IMPROVEMENTS

Work summary has been broken down by street as follows:

- W. Verona Avenue – Outside lanes are closed through the project area while electrical and finishing items are completed.
- West End Circle – Final asphalt paving is planned for the week of June 8th. Traffic will be shifted to accommodate this work. After paving is complete, traffic will be placed in its final location and lane closures will occur to complete finishing items.
- Wildcat Way and Stewart Woods Road – Asphalt paving and finishing items are planned.
- North Nine Mound Road – Final paving is planned to occur the week of June 8th. Traffic will then be shifted onto the west/new lanes. Work and paving will be completed on the east half and finishing items will follow.
- Side Roads (Paoli Street / Legion Street / Wall Street / Westridge Parkway) – Work is continuing and is planned to be completed within the next month or two.
- Military Ridge State Trail – Closure is complete and work along the trail is complete. Work on each side of the trail will still be occurring but should not impact trail use.

CTH M CONSTRUCTION

The Contractor's crews are addressing various punch list activities throughout the project limits.

CTH PD CONSTRUCTION – WOODS ROAD TO CTH M

The new eastbound lanes are completed with landscaping remaining. Eastbound and westbound traffic are now in the new eastbound lanes with crossovers at each end of the project. Crews are now working on the new westbound lanes and storm sewer and will continue for the next couple of months.

LIBERTY PARK PHASE 4 CONSTRUCTION

Work on the north side of Whalen Road is complete. The gas and fiber optic utility adjustments on the south side of Whalen Road have been completed. The gas main along Liberty Drive and Ambition Street is being installed as of 06/03/2020. Grading for the curb and sidewalk on the south side of Whalen Road is in progress.

FIREMAN'S PARK CONSTRUCTION

Maple Leaf Landscaping seeded & placed erosion mat on the Bruce Street Basin. Concrete and asphalt warranty repairs are in progress as of 06/03/2020.

RAPID RECTANGULAR FLASHING BEACON PROJECT

The project will consist of the installation of RRFBs at four intersections within the City listed below:

- North Main Street and St. Andrews Church Driveway
- North Nine Mound Road and Edward Street
- South Nine Mound Road and Military Ridge State Trail
- Whalen Road and Military Ridge Drive

The project is anticipated to begin soon and be completed by August 14th.

2020 ASPHALT REHABILITATION PROJECT

The project will consist of replacing the asphaltic surface on Northern Lights Road between Epic Staff Park A and Epic Staff Park B. The contractor is planning on starting the night of Friday, June 19th and finishing paving on Saturday, June 20th. If there is rain forecasted, it will be pushed to the following weekend. Northern Lights Road will be closed at that time from Breckenridge Road to Nine Mound Road during the weekend work.

2020 CHIP SEAL PROJECT

The project consists of chip sealing streets in the Westridge Estates, Thompson Heights, and Cross Country Heights Subdivisions. The contractor is planning on starting June 9th, weather dependent, and work should last only a few days. Following the work by the contractor, City staff will be sweeping all excess material.

KETTLE CREEK NORTH PHASE 3

The water and sanitary sewer work is complete. The curb & gutter and sidewalk were poured on 6/3/2020. Remaining work consists of binder paving and restoration.

MAJOR DESIGN PROJECTS

EAST SIDE INTERCEPTOR DESIGN

Design study report is finalized. Plan and profile sheets of the proposed interceptor have been reviewed by City staff. Easement documents are being draft to allow staff to engage in the acquisition process. Permits have been submitted to Wisconsin Department of Natural Resources and comments are being addressed by SEH. Coordination will begin in May with properties along the corridor.

LINCOLN STREET STORMWATER FACILITY DESIGN

Brown and Caldwell is coordinating with the permitting agencies on revised layouts and will begin to formalize the permit applications. The agencies have provided positive feedback on the layout and operations. Next steps are to begin detailed design and permit applications.

MEMORANDUM

To: Mayor and Council Members

From: Adam Sayre, City Administrator

Date: June 5, 2020

Re: Administrator's Memo – June 8, 2020 Common Council Meeting

Listed below is an explanation of items on the June 8, 2020 Common Council agenda:

PUBLIC SAFETY AND WELFARE COMMITTEE

- 1. Discussion and Possible Action Re: An application for a combination Reserve "Class B" Intoxicating Liquor and Class "B" Fermented Malt Beverages license from Mr. Brews Taphouse Verona, LLC, d/b/a Mr. Brews Taphouse, 611 Hometown Circle, Suite 104, Verona, WI 53593, Ryan Swanson, Agent.**

Mr. Brews Taphouse, LLC currently carries Class "B" Fermented Malt Beverage and Class "C" Wine licenses. If this application is approved, the Class "C" Wine license will be replaced by a "Class B" Intoxicating Liquor license, which will allow for the service of any intoxicating liquor (vs. wine only). The current licenses will be surrendered to the City before the new licenses will be issued.

- 2. Discussion and Possible Action Re: A temporary premises description amendment for the liquor license of Toot & Kate's LLC, d/b/a Toot & Kate's Wine Bar, 109 S. Main Street, to include the front stoop area.**

Toot & Kate's LLC has applied for a temporary premises description amendment to include the business's front stoop area. This will allow them to serve more customers, while adhering to required social distancing guidelines.

- 3. Discussion and Possible Action Re: Approval of alcohol license applications for the 2020-2021 licensing period.**

Thirty-two applications for 2020-2021 retail alcohol license renewals were received by the City Clerk. Premises inspections by the building inspection and fire departments are ongoing, as they were delayed by COVID-19 restrictions. Approval of the applications will be contingent upon completion of building and fire inspections. A list of applicants is included in the Council packet. Of those, the following has an unpaid invoice from the City for Police Department special event services in 2019:

- n+1 Coffee and Beer Bar, 507 Bruce Street

The alcohol license application for this applicant cannot be approved until the delinquent invoice has been paid in full.

There will be two motions for this item.

4. Discussion and Possible Action Re: Approval of cigarette and tobacco products retail license applications for the 2020-2021 licensing period.

Eight applications for 2020-2021 cigarette and tobacco products retail licenses were received by the City Clerk. The list of applicants is included in the Council packet.

COMMUNITY DEVELOPMENT AUTHORITY

1. Discussion and Possible Action Re: Resolution accepting a proposal for the Sugar Creek Elementary School and New Century Charter School

On May 18, 2020, the CDA interviewed four (4) of the six (6) RFP applications, which included Gorman and Company, Northpointe Avante, McKenzie Apartment Company, and Steve Brown Apartments. The RFPs, presentations, and a YouTube video of the meeting can be found online at

<https://www.ci.verona.wi.us/697/Sugar-Creek-Elementary-School-Site>.

On June 2, 2020, the CDA reviewed the applications of the four (4) developers and asked various questions. Materials from the meeting packet can be found online at

<http://www.ci.verona.wi.us/AgendaCenter/ViewFile/Agenda/06022020-1644>.

At the end of the meeting, the CDA recommended that McKenzie Apartment Company and Steve Brown Apartments proposals are the CDA's top two proposals for the Property.

The developers are prepared to give a five (5) minute presentation regarding their proposals to the Common Council followed by questions and answers. Once a developer is selected, the selected proposals would still need to go through the development process, including but not limited to planning, rezoning, site plan review, and development agreements in addition to public hearings with the Plan Commission and Common Council. Ideally the development review process will occur prior the November City/VASD closing.

NEW BUSINESS

B. Discussion and Possible Action Re: Creation of a Sustainability Committee

In April of 2019, the City adopted a sustainability resolution to help focus sustainability efforts in the City. While the City continues to direct sustainable efforts to be consistent with the adopted resolution, other communities in Dane County have sustainability committees or task forces and dedicated Staff to run these committees. Staff is requesting feedback and direction from the Council on the creation of a sustainability committee or task force. If directed to create a committee or task force, Staff will bring ideas to the Council at a future meeting.

C. Discussion and Possible Action Re: Lease agreement between the City of Verona and Redeemer Bible Fellowship Church

The City and Redeemer Bible Fellowship Church signed an original lease in 2014. The Redeemer Bible Fellowship Church, located at 130 North Franklin Street, is proposing to create a third addendum to this lease extending their term until September 30, 2022. The

two (2) year extension includes an increase in the lease rate from \$4,950 per month to \$5,000 per month. Staff recommends approval of the lease agreement between the City and Redeemer Bible Fellowship Church.

D. Discussion and Possible Action Re: Ordinance No. 20-966 amending Title 7, Chapter 2 of the Code of Ordinances, City of Verona, concerning operator's licenses.

The 2019 Wisconsin Act 166 allows a municipal governing body to delegate authority to issue operator's licenses to a designated municipal official, with no requirement for approval of the licenses by the governing body. This ordinance delegates that authority to the City Clerk or his/her designee. The Police Department will continue to conduct investigations of the applicants, and the Chief of Police will recommend approval or denial of the applications. Upon approval, the City Clerk or his/her designee will issue the operator's license.

E. Discussion and Possible Action Re: Designation of alternate locations and extended hours for requesting and voting absentee ballots for the August 11, 2020 Partisan Primary and November 3, 2020 General Elections.

Council action is needed to designate alternate locations for requesting and voting absentee ballots. Staff is requesting approval from the Council to designate the Verona Public Library, 500 Silent Street, and the Senior Center, 108 Paoli Street, Verona, WI, as alternate absentee voting locations. Staff also requests informal approval of extended absentee voting hours. Because of possible ongoing COVID-19 restrictions, and unknowns surrounding the mailing of absentee ballot request forms to all eligible voters, no formal absentee voting schedule has been developed.

F. Discussion and Possible Action Re: Approval of operator's licenses for the 2020-2021 and 2020-2022 licensing periods.

Maybe for the last time!

FYI - click mouse in 'For the license period beginning' field to begin and tab throughout. Use mouse to check appropriate boxes, spacebar or enter.

Save Print Clear

Original Alcohol Beverage Retail License Application

(Submit to municipal clerk.)

For the license period beginning: 6/29/20 emc
7/1/20 ending: 6/30/21
(mm dd yyyy) (mm dd yyyy)

To the Governing Body of the: Town of } Verona
 Village of }
 City of }

County of Dane Aldermanic Dist. No. _____
(if required by ordinance)

Check one: Individual Limited Liability Company
 Partnership Corporation/Nonprofit Organization

Applicant's Wisconsin Seller's Permit Number	
FEIN Number	
TYPE OF LICENSE REQUESTED	FEE
<input type="checkbox"/> Class A beer	\$
<input checked="" type="checkbox"/> Class B beer	\$
<input type="checkbox"/> Class C wine	\$
<input type="checkbox"/> Class A liquor	\$
<input type="checkbox"/> Class A liquor (cider only)	\$ N/A
<input checked="" type="checkbox"/> Class B liquor	\$
<input checked="" type="checkbox"/> Reserve Class B liquor	\$
<input type="checkbox"/> Class B (wine only) winery	\$
<input type="checkbox"/> Cigarette & Tobacco	
CIB fee	7.00
Publication fee	\$ 15.00
TOTAL FEE	\$

Name (individual / partners give last name, first, middle; corporations / limited liability companies give registered name)
MR Brews TAPHOUSE VERONA

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the full name and place of residence of each person.

President / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
<u>Swanson</u>	<u>Ryan</u>	<u>P</u>	<u>318 Samuel Dr Apt 116 Madison, WI 53717</u>
Vice President / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Secretary / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Treasurer / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Agent Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Directors / Managers Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)

1. Trade Name MR Brews TAPHOUSE Business Phone Number 608 497-3007
 2. Address of Premises 1011 Hometown Cir Suite 104 Post Office & Zip Code 53593

3. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.)
Patio, cooler, Dry Storage, bar, Dining

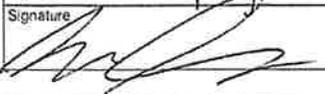
4. Legal description (omit if street address is given above): _____

5. (a) Was this premises licensed for the sale of liquor or beer during the past license year? Yes No

(b) If yes, under what name was license issued? _____

6. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? **If yes, explain** Yes No
7. Is the applicant an employe or agent of, or acting on behalf of anyone except the named applicant? Yes No **If yes, explain.**
8. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? **If yes, explain** Yes No
9. (a) **Corporate/limited liability company applicants only:** Insert state WI and date 5/15/20 of registration.
- (b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? **If yes, explain** Yes No
- (c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? **If yes, explain.** Yes No
10. Does the applicant understand they must register as a Retail Beverage Alcohol Dealer with the federal government, Alcohol and Tobacco Tax and Trade Bureau (TTB) by filing (TTB form 5630.5d) before beginning business? [phone 1-877-882-3277] Yes No
11. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776] Yes No
12. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? Yes No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000. Signer agrees to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants, or one member of a partnership applicant must sign; one corporate officer, one member/manager of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

Contact Person's Name (Last, First, M.I.) <u>Swanson, Ryan P</u>	Title/Member <u>OWNER</u>	Date <u>5/15/20</u>
Signature 	Phone Number <u>608 497 3007</u>	Email Address <u>rswanson@mrbrewtopls.com</u>

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk <u>5/15/20</u>	Date reported to council / board <u>6/8/20</u>	Date provisional license issued	Signature of Clerk / Deputy Clerk
Date license granted	Date license issued	License number issued	

Tab to navigate within form. Use mouse to check appropriate boxes, press spacebar or press enter.

Save

Print

Clear

Auxiliary Questionnaire Alcohol Beverage License Application

Submit to municipal clerk

Individual's Full Name (please print) (last name)		(first name)		(middle name)	
Swanson		Ryan		P	
Home Address (street/route)		Post Office	City	State	Zip Code
318 Samuel Dr		53717	MADISON	WI	53717
Home Phone Number		Age	Date of Birth	Place of Birth	
608 322-9042		29	10-10-1990	Elgin, IL	
Driver's License Number					

The above named individual provides the following information as a person who is (check one):

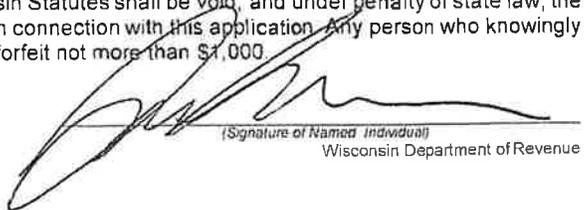
- Applying for an alcohol beverage license as an individual.
- A member of a partnership which is making application for an alcohol beverage license.
- Owner of MR BREWS TAPHOUSE VERONA, LLC (Name of Corporation, Limited Liability Company or Nonprofit Organization) which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

1. (a) How long have you continuously resided in Wisconsin prior to this date? 8 years
- (b) Have you resided in the City of Milwaukee continuously for one year immediately prior to this date? Yes No
2. (a) Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, or laws of any other states? Yes No
- (b) Have you ever been convicted of any violations of any county or municipal ordinances? Yes No
If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
3. Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? Yes No
If yes, describe status of charges pending.
4. Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? Yes No
If yes, identify. (Name, Location and Type of License/Permit)
5. Do you hold and/or are you an officer, director, stockholder, agent or employee of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? Yes No
(If yes, identify.) (Name of Wholesale Licensee or Permittee) (Address by City and County)

READ CAREFULLY BEFORE SIGNING: I, The undersigned, shall not willfully refuse to provide those services offered under this license, or refuse to employ or discharge any person otherwise qualified because of race, color, creed, sex, national origin or ancestry; I shall not seek information as a condition of employment, or penalize any employee or discriminate in the selection of personnel for training or pro- motion solely on the basis of such information. I also shall not discriminate against any member of the military service dressed in uniform by willfully refusing services offered under this license.

Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named on the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000.


(Signature of Named Individual)
Wisconsin Department of Revenue

OFFICIAL USE ONLY

I have reviewed the attached application and have found the following legal violations have occurred involving the applicant:

Valid WI D.L. - Moderate D.R. 05/14/20

NO C.I.B RECORD Yes No 05/14/20

RECOMMENDATION: APPROVE DENY



Signature of Chief of Police

05/18/20

Date

SCHEDULE FOR APPOINTMENT OF AGENT BY CORPORATION/NONPROFIT ORGANIZATION OR LIMITED LIABILITY COMPANY

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by the officer(s) of the corporation/organization or members/managers of a limited liability company and the recommendation made by the proper local official.

To the governing body of: Town Village City of Verona County of DANE

The undersigned duly authorized officer(s)/members/managers of Ryan P Swanson
(registered name of corporation/organization or limited liability company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as MR Brews TAPHOUSE Verona, LLC
(trade name)

located at 611 Hometown Cir Suite 101t Verona, WI 53593

appoints Ryan Swanson
(name of appointed agent)

318 Samuel Dr APT 116 MADISON, WI 53717
(home address of appointed agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

Yes No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course? Yes No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 8

Place of residence last year 318 Samuel Dr Apt 116 MADISON, WI 53717

For: MR Brew TAPHOUSE Verona, LLC
(name of corporation/organization/limited liability company)

By: [Signature]
(signature of Officer/Member/Manager)

And: _____
(signature of Officer/Member/Manager)

ACCEPTANCE BY AGENT

I, Ryan Swanson, hereby accept this appointment as agent for the
(print/type agent's name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

[Signature] 5/13/20 Agent's age 29
(signature of agent) (date)

318 Samuel Dr Apt 116 Madison, WI 53717 Date of birth 10/10/90
(home address of agent)

**APPROVAL OF AGENT BY MUNICIPAL AUTHORITY
(Clerk cannot sign on behalf of Municipal Official)**

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on 05/18/20 by [Signature] Title Police Chief
(date) (signature of proper local official) (town chair, village president, police chief)

CITY OF VERONA

Liquor License Premises Amendment

Name of Establishment: toot + Kates winebar

Address of Establishment: 109 S. Main St. Verona, WI 53593

Name of Agent: Ryan Biechler Address: 35204 Castle Rock, Summit WI 53066

Agent Phone Number: 262 442 6389 Establishment Phone Number: 608 497 1111

Premises Amendment Description:

(Looking at the building from the street) one bistro seating area to the right of door and two to the left (all on the raised Stoop). One bistro seating area on either side of front step on sidewalk - all areas visible to inside bartender.

**Please attach a drawing or visual of the proposed premises amendment*

Months/Days New Premises are Open/Used:

From (Month): APRIL To: (Month): OCTOBER

Time Premises Used A.M.: NK To: P.M.: 3:00 - 10:00 (Restrictions Apply)

Check Here if Added Premises are Open/Used Year Round:

Signature of Agent: [Signature]

Date: 6/3/20

Please Do Not Write Below This Area
MUNICIPAL OFFICE USE ONLY

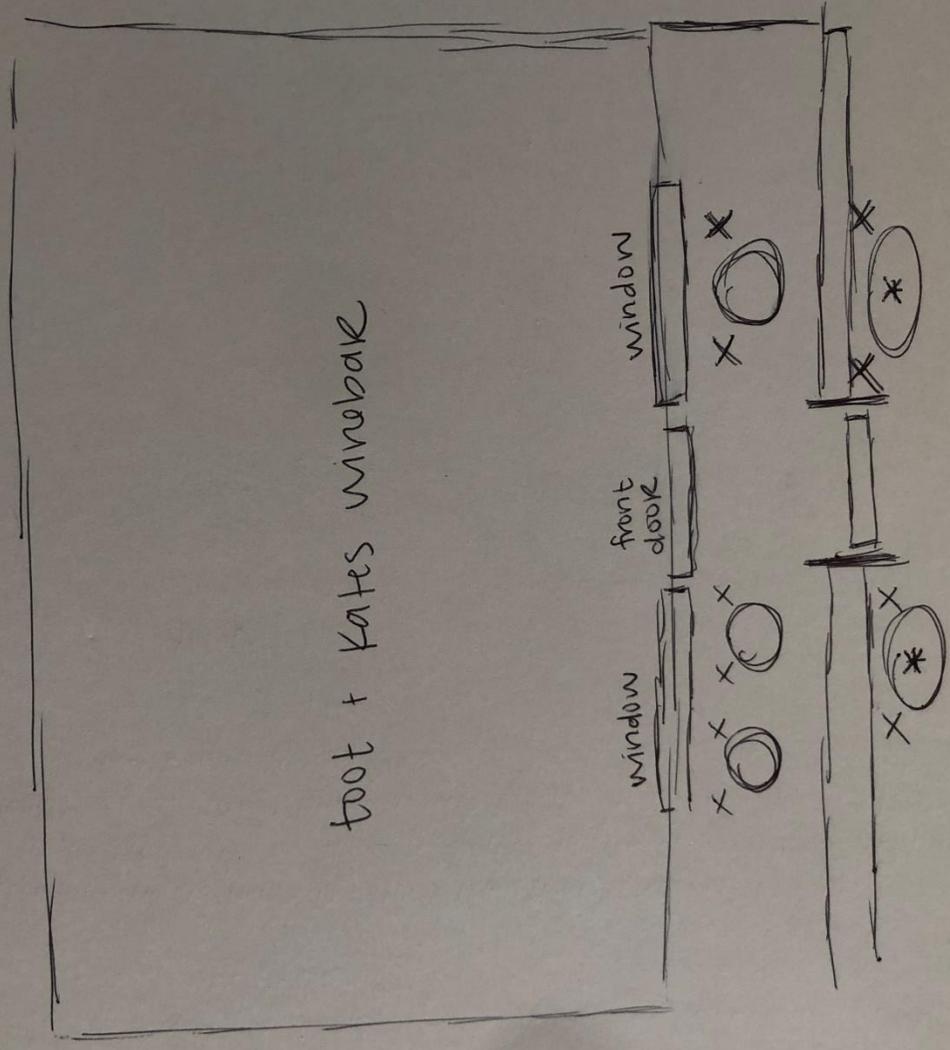
CHIEF OF POLICE

Date Application Approved to Move Forward with Inspections: _____ Initials: _____

Notes for Building Inspection and Fire Inspection:

BIRDS EYE VIEW

toot + kates wirebar



* = side walk area could be benches for less space without tables.

THE GINGKO TREE

toot + kate's
WINEBAR

107

109

NO
PARKING
HERE TO
CORNER
←

-----Original Message-----

From: Rebecca Lindberg [<mailto:rklinberg78@yahoo.com>]

Sent: Thursday, June 4, 2020 5:41 PM

To: Adam Sayre

Subject: Toot & Kates

Dear Adam ,

I am a tenant directly to the left of Toot & Kates. I approve tables to be put on and in front of her store for her clients, slightly impeding my right window.

I'm agreeing based on the fact her customers will be respectful and courteous to surrounding patrons. If this becomes an issue I will address with Megan first to resolve. I don't foresee her customers being disruptive to my business or others in the building since it hasn't happened thus far.

Please consider this option for her, her customers and the success of her business.

Sincerely,

Rebecca Lindberg

City of Verona Liquor License List 2020

"CLASS A" RETAIL LIQUOR AND MALT BEVERAGES LICENSE

Casey's Marketing Company d/b/a Casey's General Store #3586, Heidi Marcyes, Agent, for Casey's General Store #3586, 103 Prairie Oaks Drive
KGN Acquisitions, LLC, d/b/a Verona Wine Cellar, Richard E. Dearworth, Agent, for Verona Wine Cellar, 1015 N. Edge Trail
Kwik Trip, Inc., d/b/a Kwik Trip #456, Jim M. Thomson, Agent, for Kwik Trip #456, 2145 County Road PB
Kwik Trip, Inc., d/b/a Kwik Trip #837, Tracy L. Alvey, Agent, for Kwik Trip #837, 400 E. Verona Avenue
Miller and Sons, Inc., d/b/a Miller and Sons Supermarket, Carlton Miller, Agent, for Miller and Sons Supermarket, 210 S. Main Street
Schultz Vending, LLC, d/b/a Schultz Vending, Chris J. Schultz, Agent, for Schultz Vending, LLC, 535 Half Mile Road
Skogens Foodliner, Inc, d/b/a Festival Foods, Jeff L. Brasel, Agent, for Festival Foods, 660 Hometown Circle
Tommaso Vincenzo, LLC, d/b/a Vincenzo Citgo, Courtney C. Weis, Agent, for Vincenzo Citgo, 991 Kimball Lane
Verona Mart, Inc., d/b/a Verona Mobil, Ijaz Afridi, Agent, for Verona Mobil, 101 E. Verona Avenue
Walgreen Company d/b/a Walgreens #01159, Tim Y. Kjol, Agent, for Walgreens #01159, 104 N. Main Street

CLASS "B" RETAIL FERMENTED MALT BEVERAGES LICENSE

Hop Haus Brewing Company, LLC, Philipp S. Hoechst, Agent, Agent for Hop Haus Brewing Company, LLC, 231 S. Main Street
Fisher King Winery, LLC, d/b/a Fisher King Winery, Alwyn W. Fitzgerald, Agent, for Fisher King Winery, 1105 Laser Street
Garlic Mouth, LLC, d/b/a Jordandal Cookhouse, Louis J. Lettenmaier, Agent, for Jordandal Cookhouse, 600 W. Verona Avenue, Suites 5 & 6
Knit and Sip The Sows Ear Verona LLC, d/b/a Knit and Sip The Sows Ear LLC, Jenifer Davis, Agent, for Knit and Sip The Sows Ear, 125 S. Main Street
M & K Kubly, d/b/a Tuvalu Coffeehouse & Gallery, Michelle L. Kubly, Agent, for Tuvalu Coffeehouse & Gallery, 300 S. Main Street
n+1 Coffee and Beer Bar, LLC, d/b/a n+1 Coffee and Beer Bar, Jessica L. Laufenberg, Agent, for n+1 Coffee and Beer Bar, 507 Bruce Street

"CLASS B" COMBINATION FERMENTED MALT BEVERAGE & RESERVE INTOXICATING LIQUOR LICENSE

GRG Management LLC, d/b/a Monk's Bar & Grill, Greg Hedrich, Agent, for Monk's Bar & Grill, 1050 North Edge Trail
JayBen and Management, LLC, d/b/a Boulder Brewpub, Jon B. Novick, Agent, for Boulder Brewpub, 950 Kimball Lane
Liberty Business Park Hospitality, LLC, d/b/a Bar & Restaurant at the Hyatt Place Hotel, David Reinke, Agent, for Bar & Restaurant at the Hyatt Place, 846 Liberty Drive
LBO, Inc., d/b/a 5th Quarter Sports Bar, Leann Butts, Agent, for 5th Quarter Sports Bar, 161 Horizon Drive Ste. 110
Madison Epicureans, LLC, d/b/a Pasquals Cantina, Seth D. Wilson, Agent, for Pasquals Cantina, 100 Cross Country Road

MIRK, LLC, d/b/a Drafthouse Bar & Restaurant, Chad R. Geissler, Agent, for Drafthouse Bar & Restaurant, 1010 Enterprise Drive

Mr. Brews Taphouse Verona, LLC, Ryan P. Swanson, Agent, for Mr. Brews Taphouse, 611 Hometown Circle, #104

Reel Cue, LLC, d/b/a North and South Seafood & Smokehouse, Keith M. Stoesz, Agent, for North and South Seafood & Smokehouse, 958 Liberty Drive Ste. 101

Sugar River Pizza Company – Verona, LLC, d/b/a Sugar River Pizza Company, Sarah Thomas, Agent, for Sugar River Pizza Company, 957 Liberty Drive

Toot & Kate's LLC, d/b/a Toot & Kate's Wine Bar, Ryan T. Biechler, Agent, for Toot & Kate's Wine Bar, 109 S. Main Street

"CLASS B" COMBINATION FERMENTED MALT BEVERAGES & INTOXICATING LIQUOR LICENSE

American Legion Mason-Lindsay Post 385, Richard Zurbuchen, Agent, for American Legion Mason-Lindsay Post 385, 207 Legion Street

Avanti Italian Restaurant, LLC, d/b/a Avanti Italian Restaurant, Vito Cerniglia, Agent, for Avanti Italian Restaurant, 119 S. Main Street

It's Time Grill and Pub, LLC, d/b/a It's Time Grill and Pub, Tim McRoberts, Agent, for It's Time Grill and Pub, 608A W. Verona Avenue

JPM Investments, LLC, d/b/a Dok's Klassik Tavern, Bruce J. Meier, Agent, for Dok's Klassik Tavern, 410 W. Verona Avenue

Tavern and Bar, LLC, d/b/a Cahoots, Kurt Jurewicz, Agent, for Cahoots, 102 Railroad Street

The Heights of Verona, LLC, d/b/a The Heights, Chadwick A. Leppien, Agent, for The Heights, 411 Prairie Heights Drive

"CLASS C" WINE LICENSE

Hop Haus Brewing Company, LLC, Philipp S. Hoechst, Agent, Agent for Hop Haus Brewing Company, LLC, 231 S. Main Street

Garlic Mouth, LLC d/b/a Jordandal Cookhouse, Louis J. Lettenmaier, Agent, for Jordandal Cookhouse, 600 W. Verona Avenue, Suites 5 & 6

Knit and Sip The Sows Ear Verona LLC, d/b/a Knit and Sip The Sows Ear LLC, Jenifer Davis, Agent, for Knit and Sip The Sows Ear, 125 S. Main Street

M & K Kubly, d/b/a Tuvalu Coffeehouse & Gallery, Michelle L. Kubly, Agent, for Tuvalu Coffeehouse & Gallery, 300 S. Main Street

"CLASS B" WINERY LICENSE

Fisher King Winery, LLC, d/b/a Fisher King Winery, Alwyn W. Fitzgerald, Agent, for Fisher King Winery, 1105 Laser Street

CITY OF VERONA
APPLICANTS FOR CIGARETTE LICENSE

Date: June 8, 2020

APPLICANT'S NAME & ADDRESS

Casey's Marketing Company DBA - Casey's General Store #3586
103 Prairie Oaks Dr
Verona, WI 53593

KGN Acquisitions, LLC DBA - Verona Wine Cellar
1015 North Edge Trail
Verona, WI 53593

Kwik Trip #837
400 E Verona Ave
Verona, WI 53593

Kwik Trip #456
2145 County Rd PB
Verona, WI 53593

Miller & Sons, Inc.
210 S Main St
Verona, WI 53593

Tommaso Vincenzo, LLC DBA - Vincenzo Citgo
991 Kimball Ln
Verona, WI 53593

Verona Mart, Inc. DBA - Verona Mobile Mart
101 E Verona Ave
Verona, WI 53593

Walgreen Co.
104 N Main St
Verona, WI 53593

RFP
Steve Brown Apartments



April 27, 2020

City of Verona attn:
Katherine Holt
Community Development Specialist
111 Lincoln Street
Verona, WI 53593

Re: Sugar Creek School Site Request for Proposals

Dear Katherine:

Attached please find eight copies of the Sugar Creek Elementary School RFP response. We are excited to team with the City to create a new and vibrant addition to the community and look forward to working with you.

If there are any questions or any additional information that is required, please do not hesitate to contact me directly. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Dan Seeley".

Dan Seeley
Director of Development
Steve Brown Apartments



**Alexander
Company**

brownhouse
ARCHITECTURE • INTERIOR DESIGN

vierbicher
planners | engineers | advisors



SUGAR CREEK ELEMENTARY SITE

Vision for Verona's Next Dynamic Community Hub

A PROPOSAL FOR THE CITY OF VERONA | APRIL 27, 2020



SUGAR CREEK
ELEMENTARY SITE



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A VISION FOR VERONA'S FUTURE ROOTED IN ITS PAST

The vision for this development is an inspiring, multi-generational, pedestrian-friendly community hub knit into the heart of Hometown, USA. This lively destination has a "city scene" vibe that draws people in with its cohesive mix of park and cultural facilities, intriguing experiential activities, and a vibrant mix of street-facing shops—all flanked by a blend of multi-family housing.

Key components include:

- Community anchor with a civic plaza and open space to accommodate a variety of community events and programming
- Rehabilitation of the historic schoolhouse, returning it to the community it was built to serve through a public-private partnership
- 10,000 sq. ft. of commercial space
- 132 multi-family units - market rate
- 104 multi-family units - affordable workforce

LED BY A TEAM OF STRONG, LOCAL DEVELOPERS



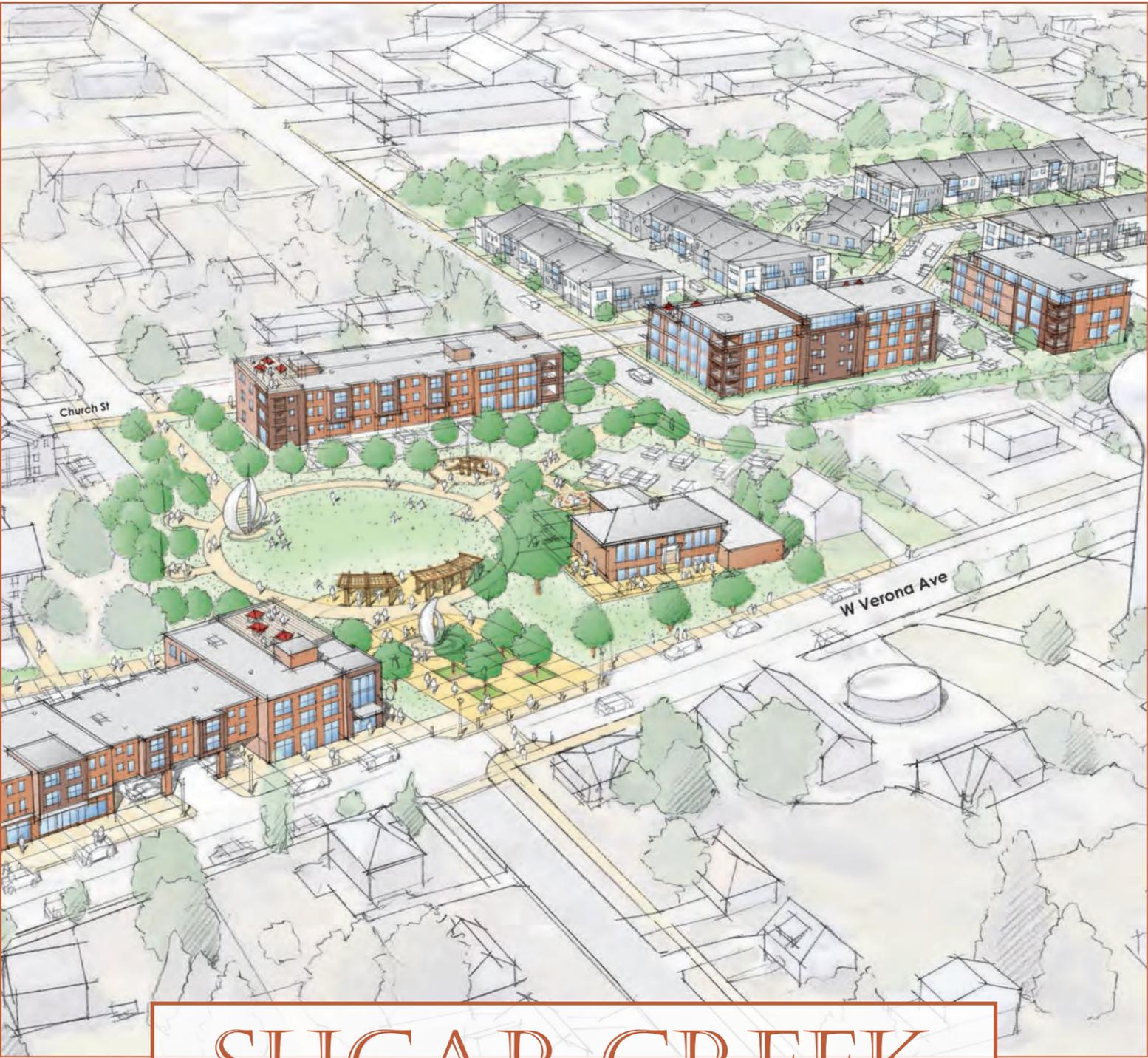
STEVE BROWN APARTMENTS AND THE ALEXANDER COMPANY, CO-DEVELOPERS

With over 70 years of combined experience in creating sustainable, thriving communities in Dane County and beyond, the development team is uniquely positioned to turn the following proposal into a reality for the City of Verona.

As the current owner of the parcel located at 100 S. Mariette Street - an integral component of making this a cohesive redevelopment effort, Steve Brown Apartments will bring new and distinct market rate multi-family housing and retail options to the community, anchoring the site as a vibrant, community hub. Well-curated, authentic, and respectful to the historic nature of the site, this new destination will boast the fresh retail conveniences and dining options the growing neighborhood deserves.

The Alexander Company, with extensive history in historic preservation, master-planned communities, and public-private partnerships, will bring affordable, workforce multi-family housing in addition to reimagining the iconic, historic schoolhouse through a partnership with the City of Verona. The diverse nature and success of Alexander Company projects demonstrates their expertise in creating complex financial structures with multiple funding sources to minimize the City of Verona's contribution and tax impact.

Both Steve Brown Apartments and The Alexander Company are local, Dane County real estate development firms with long-reaching community roots and prior development experience in the City of Verona. Many of our team members call Verona home, with children attending the Sugar Creek School. We have approached, and present, this proposal as stakeholders in the Verona community.



**SUGAR CREEK
ELEMENTARY SITE**
Vision for Verona's Next Dynamic Community Hub

VERONA COMMUNITY BENEFITS

Adds a new civic gathering space and destination

By creating a public plaza as the hub of this development on the west end of downtown, and infusing community pride and activity into the creative reuse of a restored schoolhouse, this site becomes a cultural magnet that will draw residents and visitors of all ages and backgrounds for a variety of uses and experiences.

Builds a distinct Verona identity

This walkable core is highly visible, with an identity that can strengthen the lively heartbeat of a memorable, "hometown" personality for Verona. This identity is anchored by an existing historic structure and new architecture that builds on Verona's history.

Respects and restores a piece of Verona's history—Verona's first graded school

Respectfully restored and thoughtfully adapted to anchor a culturally-infused and multi-use centerpiece for the community, Verona's original graded schoolhouse becomes a distinctive community anchor. Possible uses include a children's museum or other creative and activity-generating reuse.

Adds much needed affordable workforce housing

Verona's population is growing, and construction costs are ever-increasing, leaving rental rates to outpace income for a lot of individuals and families. The proposed workforce housing will provide clean, safe, attractive and affordable housing options to Verona's creative class, teachers, entry-level first responders, and more.

Energizes Verona with new places to shop, live and dine

The proposed plan offers a variety of street-facing, experiential retail that are well integrated and walkable to an attractive mix of new housing. The entire Sugar Creek area is well connected to the heart of Verona and its downtown, helping to create a vibrant flow of people and activity.

Expands on the heart and soul of the community

- Walkable core connected to downtown and neighborhoods
- Multi-generational
- An irresistible blend of old and new, appealing to young professionals and families
- Providing intrigue, education, gathering and activity spaces, and memorable experiences for all

Becomes the catalyst for more

- Jump-starting future developments and revitalizations in this new city center by lending a ready identity and momentum
- Driving workforce and family attraction/retention by making Verona a place enterprising people and families want to land, live, and grow their family story

Sustainable now and for the future

- Meets Green-Built Home Standards
- Limits sprawl
- Walkable location limits the need for a vehicle and sustains current/future Main Street businesses
- Urban infill site is already served by urban services, bus routes, and utilities, better using public resources

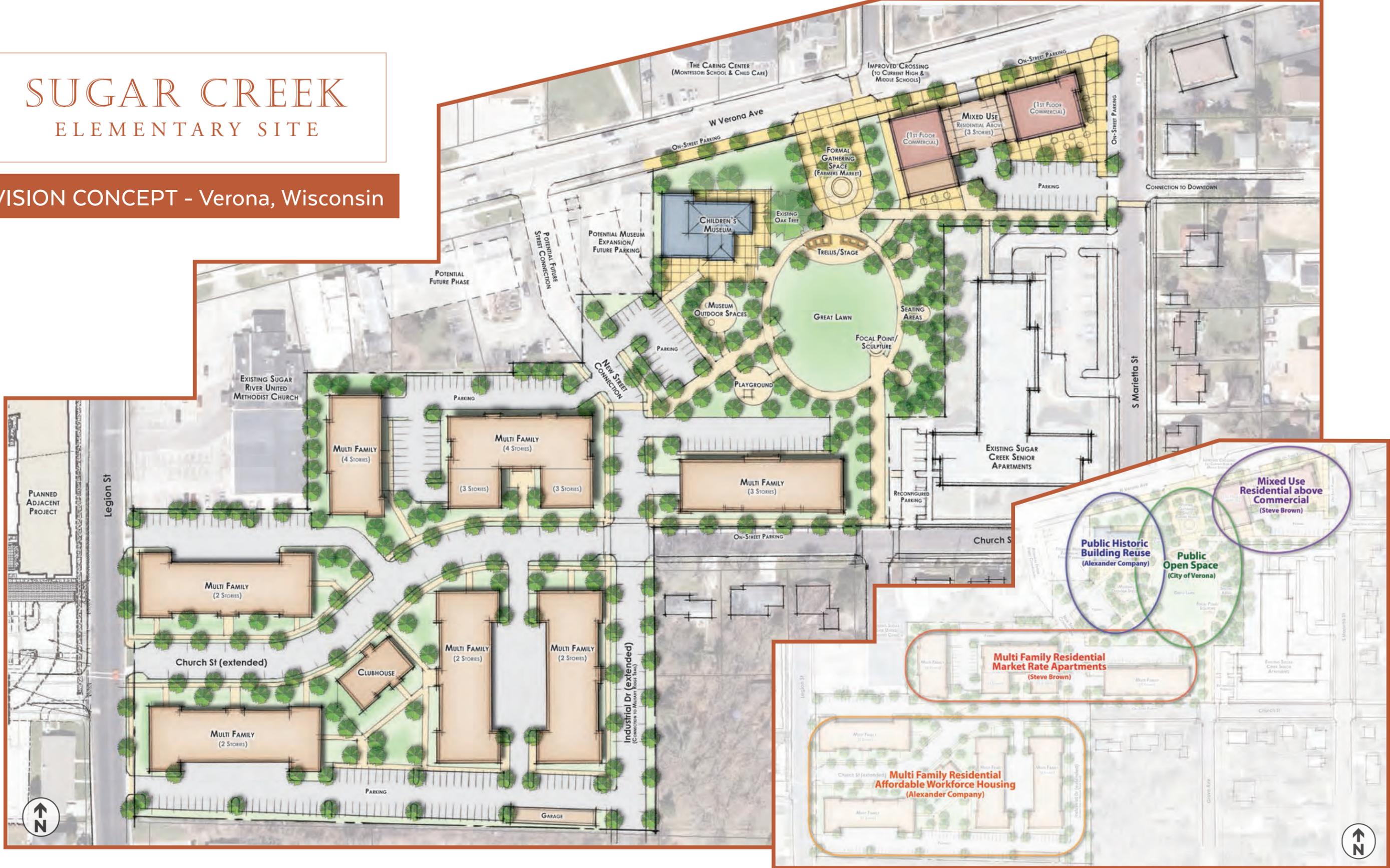
AS VERONA'S FIRST GRADED SCHOOL, THIS HISTORIC STRUCTURE—RE-PURPOSED FOR THE COMMUNITY'S FUTURE—BRINGS INSTANT "PLACE" VALUE AND ADDS TO THE MIXED-USE, MULTI-GENERATIONAL ALLURE OF THE DEVELOPMENT

SECTION TWO: APPROACH



SUGAR CREEK ELEMENTARY SITE

VISION CONCEPT - Verona, Wisconsin



Mixed Use Residential above Commercial
(Steve Brown)

Public Historic Building Reuse
(Alexander Company)

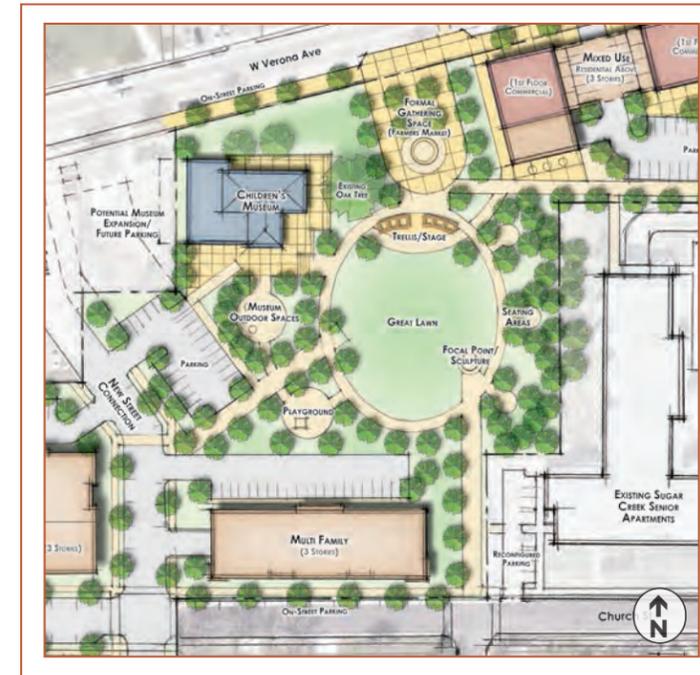
Public Open Space
(City of Verona)

Multi Family Residential Market Rate Apartments
(Steve Brown)

Multi Family Residential Affordable Workforce Housing
(Alexander Company)



BIRDSEYE VIEW LOOKING SOUTHWEST



POTENTIAL USES WILL BE EXPLORED AND DEVELOPED WITH THE COMMUNITY THROUGH A PUBLIC-PRIVATE PARTNERSHIP WITH THE CITY

A Community Anchor

At the heart of every community is a gathering space. This component forms the central hub of the development district—connecting neighborhoods, multiple generational activities, pedestrian and bike traffic, village-style commercial, and the rest of downtown. Ideally located, the area has a visible presence on W. Verona Ave. and serves as a welcoming front door.

Through a public-private partnership the development team will work with the City in selecting desired uses for exterior civic spaces, the historic schoolhouse, and the development as a whole.

PLAZA POTENTIAL INCLUDES

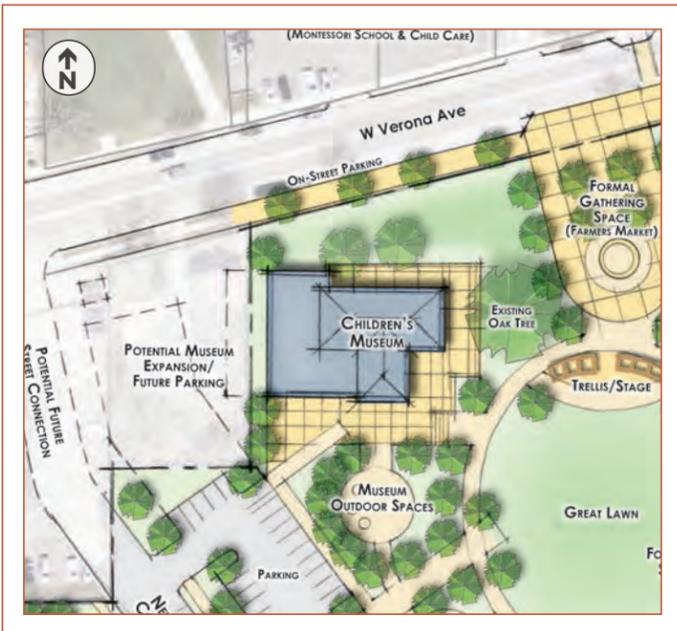
- Community center
- Performance space
- Year-round activities including, farmers markets, art cart, reading hours, art installations, holiday lights and tree lighting, night markets, vintage pop-up markets

CENTRAL SPACE POTENTIAL INCLUDES

- Central great lawn feature
- Option for a pool, pickle ball courts
- Special events and daily uses including outdoor movies, music, yoga, ice skating, frisbee
- Connects retail, residential neighborhoods, and historic community anchor



BIRDSEYE VIEW LOOKING SOUTHWEST



Adaptive Reuse

HISTORIC NEW CENTURY SCHOOL

The adaptive reuse of this iconic, historic structure offers an opportunity to return the building to the community it was built to serve in 1907.

The development team has successfully renovated over 100 historic structures in accordance with the National Park Services' standards and will manage the application process for listing the property on the National Register of Historic Places.

Furthermore, the development team has particular expertise in creating complex financial structures to minimize a non-profit organization's contribution and tax impact. Those funding sources include but aren't limited to the use of Tax Increment Financing, Historic Tax Credits, Low-Income Housing Tax Credits, and state and federal economic development grants.

We call particular attention to two project profiles outlined later in this proposal - Beloit Powerhouse and Goodman Community Center. These historic, civic spaces are both examples of public/private partnerships that were brought to fruition through The Alexander Company's expertise in financial structuring and securing funds.



A Joint Venture

BY THE COMMUNITY, FOR THE COMMUNITY

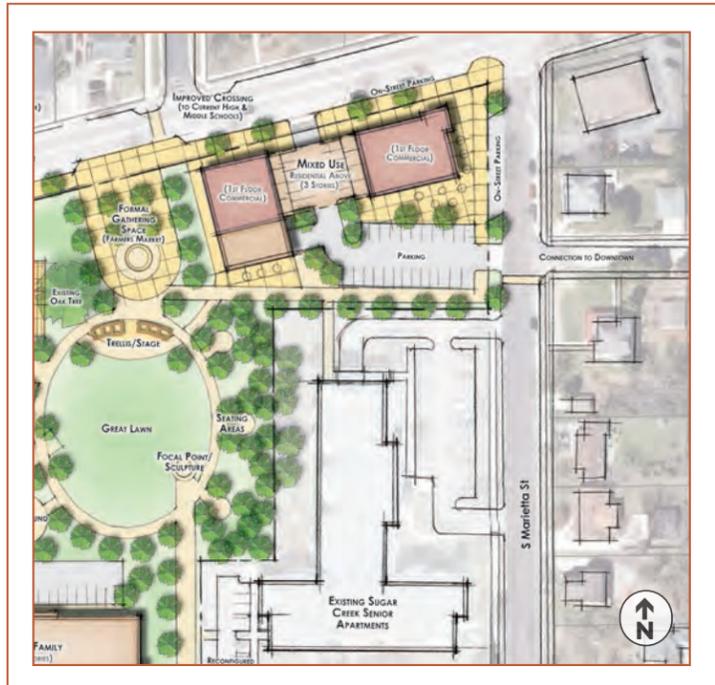
The development team will engage the community through a public-private partnership with the City to determine desired uses and programming for this civic space. Potential uses include but aren't limited to:

- Children's museum
- Community center
- Non-profit headquarters
- Maker space

At the City's election, the development team is also open to rehabilitating this space for private use, such as retail or housing, if a viable civic use is unable to be determined.



BIRDSEYE VIEW LOOKING SOUTHWEST



Mixed-Use Center

As the owner of the property at 100 S. Marietta St, our team is uniquely positioned to redevelop the corner of W. Verona Ave and S. Marietta St. In this critical location we propose a mixed-use product to anchor the larger project and to establish a link between the existing downtown and the newly created destination district. This building and its location will establish the gateway to the public spaces and retail offerings by providing much needed street activation and visual interest.

WALKABLE, EXPERIENTIAL RETAIL: 10,000 SQ. FT.

- Retail and dining with integrated eating areas on ground floor
- Hosted off the Civic Plaza and Open Space, helping create a “town square” feel
- Uses may include children’s retailers, bakery, fitness center with integrated outdoor space, restaurant or coffee shop, unique retail
- Surface parking for customers

RESIDENTIAL: 20 APARTMENTS

- Residential lofts on floors two and three above retail
- Underground parking for residents
- Opportunity for rooftop amenities that interact with and enhance public spaces below





MARKET RATE Residential Apartments

This aspect of the project is critical to the overall financial success of the proposed public improvements. Steve Brown Apartments in conjunction with Brownhouse is proposing 112 apartments executed in our hallmark style of market-leading aesthetics and quality.

DIVERSE MIX OF ATTRACTIVE RENTALS

- Homes with one-, two- and three-bedroom units
- Rooftop amenities
- Potential residential amenities include: bike repair, gym, fitness studio, dog wash, clubhouse, etc.
- On-site management





AFFORDABLE WORKFORCE Residential Apartments

The Alexander Company is proposing 104 units of high-quality, affordable, workforce housing.

- Two-story, multi-family buildings with tuck-under parking, private entries, and thoughtfully elevated features and finishes
- Potential amenity features include a centralized club house, a fitness center, community kitchen, maker space, bicycle storage and service center, co-working space, game lounge, outdoor living room, and a community grilling area
- Will serve those with moderate incomes - 50%, 60% and 70% of county median incomes. Assuming a household of 1.5 people, maximum income limits range from \$35,050 to \$49,070, with the average one- and two-bedroom apartment rental rates of \$760 and \$915
- Engaged on-site management and effective on-site maintenance staff

A tour of Artisan Village in Madison, Wisconsin - the community the proposed housing is modeled after, is encouraged and can be provided by The Alexander Company.



Why is affordable, workforce housing important?

With housing costs rising faster than income generally, and with limited resources to build affordable housing, many believe we have reached a national affordable housing crisis. Dane County is no exception, which is why many of our community leaders have sought to encourage affordable housing development through creative public-private partnerships. Through these partnerships, local incentives are often used along with private capital to compete for state and federal affordable housing resources that make a project viable.

Who will live there?

While there has been a boom in high-end market rate apartments little has been done catering to those with moderate income levels. The proposed housing will provide clean, safe, attractive and affordable housing to the surrounding workforce. This may consist of teachers, clerical staff, entry-level first responders, and the creative class. The proposed housing allows employees to live close to where they work and play, reduces commute times and fuel consumption, and ensures a diverse and vibrant community.

Team Structure and Project Team Responsibilities



Alexander Company

STEVE BROWN APARTMENTS AND ALEXANDER COMPANY, CO-DEVELOPERS

- Market Rate and Mixed Use Development
- Affordable, Workforce Apartments
- Historic Designation/Rehabilitation (New Century School) in a public-private partnership with the City of Verona



BROWNHOUSE, CONSULTANT

- Architectural Design
- Site Planning



VIERBICHER, CONSULTANT

- Stormwater Management
- Civil Engineering
- Landscape Architecture



VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

VANDEWALLE & ASSOCIATES, CONSULTANT

- Master Planning
- Site Development
- Community Engagement
- Visioning Graphics and Communication Materials



ENGINEERED CONSTRUCTION, INC.

ENGINEERED CONSTRUCTION

- General Contractor
- Construction Consultant



Public Engagement Methods

This project will include three main public engagement elements with respect to the civic spaces:

- 1.) Public Open House for Vision Plan
- 2.) Pre-application final concept presentation
- 3.) Public approval process

The need to provide an inclusive, fair, and constructive engagement process is paramount for all communities. Accordingly, we begin this process by first identifying the key stakeholders and others whose participation and support are vital to the project, and then work with our clients to develop strategies to engage them in meaningful and productive dialogues.

This includes everything from selecting the appropriate media for conveying information (presentations, websites, handouts, displays, etc.) to determining the best formats for conducting discussions and obtaining feedback and input.

Further, it includes carefully guiding the process to ensure public engagement results in timely decisions and points of consensus that allow our clients to make informed decisions and leaves the stakeholders feeling satisfied that the process was fair and the outcome acceptable even if it differs from their original position.



Community Listening in the Days of Social Distancing

With companies, institutions, and workers striving to keep the momentum going while handling business remotely, the development team has ready access to a diverse array of web tools to keep projects moving, information flowing freely, and all team members on the same page: These include:

- Virtual Public Open House – a live webinar-style presentation can enable participation from residents from their homes. The recorded meeting can be posted on the City website along with opportunities to comment online
- Online surveys through SurveyMonkey or Polco
- Broadcast announcements through email
- PowerPoint presentations recorded with full audio and the option to auto advance, which can be distributed electronically

SECTION THREE: FINANCIAL VIABILITY



An Introduction and Overview

The proposed project includes the construction of 132 market-rate apartments, 104 affordable workforce apartments, 10,000 square feet of commercial space, public space, as well as parking and public infrastructure to serve those uses. This type of urban infill/main street redevelopment generally requires a public-private partnership to make the project feasible, as is the case here. In particular, while state and federal resources are available to support affordable housing, local participation is typically required to close the funding gap.

Our project budget currently anticipates the City of Verona contributing the property and does not anticipate acquisition costs. Including costs for demolition of the existing school, public infrastructure, public park improvements and project-specific gap financing, it is estimated that the total public participation required will be approximately \$8.86M. The renovation costs of the historic school are not included in the projections as they will be largely driven by the final use of the structure.

While TIF is proposed to fund the majority of these costs, we would endeavor to identify other sources of funding to pay project costs and reduce the reliance on TIF. As an example, there are currently proposed changes to the Low-Income Housing Tax Credit program that, if approved, could substantially reduce or even eliminate the gap for that portion of the project. Additionally, for the affordable component, we would anticipate pursuing HOME funding from Dane County as well as below market funding from WHEDA to help lower the gap in that component. While we would plan to work in good faith to reduce the project's reliance on TIF, the tax increment generated from the project is projected to be sufficient to cover the entire gap in financing.

Our development team has extensive experience not only in procuring sources of funding for projects like this but also in effectively structuring deals in such a way to make the most efficient use of those resources.

Sources & Uses

	Total	Affordable Housing	Market Rate Housing & Commercial	Public Space & Infrastructure	Infrastructure	Sugar Creek Demolition	Historic School*
Sources							
Conventional Debt	28,000,000	7,000,000	21,000,000				
Tax Credit Equity	8,448,000	8,448,000					
Developer Equity/Deferred Fee	8,600,000	1,600,000	7,000,000				
Gap/Tax Incremental Financing	8,861,600	2,952,000	759,600	2,000,000	2,500,000	650,000	
Total Sources	53,909,600	20,000,000	28,759,600	2,000,000	2,500,000	650,000	<i>See note below</i>
Uses							
Acquisition	-	-	-	-	-	-	
Hard Costs	43,695,000	13,545,000	25,000,000	2,000,000	2,500,000	650,000	
Soft Costs	10,214,600	6,455,000	3,759,600				
Total Uses	53,909,600	20,000,000	28,759,600	2,000,000	2,500,000	650,000	<i>See note below</i>

*Sources and Uses for the redevelopment of the historic school are not included above. The desired programming for the space will not only impact the costs associated with redevelopment but also the funding sources available including such sources as state and federal historic tax credits. The projections in this proposal show that the project is expected to create more increment over the term of a Tax Incremental District than will be required for the project making those funds available to fund redevelopment of the historic school.

Sugar Creek Increment

YEAR	INCREMENTAL VALUE			TOTAL	TAX INCREMENT
	AFFORDABLE HOUSING	MARKET RATE HOUSING	COMMERCIAL		
1	200,000	200,000	50,000	450,000	10,706
2	2,764,000	5,150,000	1,000,000	8,914,000	212,073
3	7,100,000	12,500,000	1,500,000	21,100,000	501,990
4	7,171,000	12,625,000	1,515,000	21,311,000	507,010
5	7,242,710	12,751,250	1,530,150	21,524,110	512,080
6	7,315,137	12,878,763	1,545,452	21,739,351	517,201
7	7,388,288	13,007,550	1,560,906	21,956,745	522,373
8	7,462,171	13,137,626	1,576,515	22,176,312	527,597
9	7,536,793	13,269,002	1,592,280	22,398,075	532,873
10	7,612,161	13,401,692	1,608,203	22,622,056	538,201
11	7,688,283	13,535,709	1,624,285	22,848,276	543,583
12	7,765,165	13,671,066	1,640,528	23,076,759	549,019
13	7,842,817	13,807,777	1,656,933	23,307,527	554,509
14	7,921,245	13,945,854	1,673,503	23,540,602	560,054
15	8,000,458	14,085,313	1,690,238	23,776,008	565,655
16	8,080,462	14,226,166	1,707,140	24,013,768	571,312
17	8,161,267	14,368,428	1,724,211	24,253,906	577,025
18	8,242,880	14,512,112	1,741,453	24,496,445	582,795
19	8,325,308	14,657,233	1,758,868	24,741,409	588,623
20	8,408,561	14,803,805	1,776,457	24,988,824	594,509
21	8,492,647	14,951,843	1,794,221	25,238,712	600,454
22	8,577,574	15,101,362	1,812,163	25,491,099	606,459
23	8,663,349	15,252,375	1,830,285	25,746,010	612,523
24	8,749,983	15,404,899	1,848,588	26,003,470	618,649
25	8,837,483	15,558,948	1,867,074	26,263,505	624,835
26	8,925,857	15,714,538	1,885,745	26,526,140	631,083
27	9,015,116	15,871,683	1,904,602	26,791,401	637,394
				Total	14,400,585
				PV @ 2.5%	10,031,699
				Gap from S&U	8,861,600
				Excess Incremental Value	1,170,099

SECTION FOUR: SCOPE OF WORK



Implementation Timeline

SUGAR CREEK

BEGIN	END	
May-20	Nov-20	TID creation
Jun-20	Nov-20	Development Agreement & property acquisition
Jun-20	Nov-20	Zoning
Nov-20	Dec-20	Demolition/grading
Dec-20	Jan-21	Part 1 preparation for New Century School building - 30 days
Dec-20	Jun-21	Infrastructure (could also be phased with project construction)
Jan-21	Mar-21	LIHTC application/award
Jan-21	Jun-21	Part 1 prelim. approval National Park Service - 30 days after submittal
Jun-21	Jul-22	Market Rate and Mixed Use Component
Aug-21	May-22	Affordable component phase 1 - buildings 1 & 2
Aug-21		Affordable housing financing closing
Sep-21	Jul-22	Affordable component phase 2 - buildings 3 & 4

Performance Standards

INTEGRATED PROJECT MANAGEMENT

Integrated Project Management (IPM) is a team approach with a single point of responsibility. The Project Manager leads the team through the development process. IPM increases accountability, responsibility, and communication. The outcome is optimized in terms of time, cost, and quality.

The collective talents of many disciplines are necessary to successfully complete a project. The Project Manager assembles a multi-disciplined team with the right set of skills and qualifications for each specific project. We coordinate the team so that the members are encouraged to create the best possible development, design, construction, and marketing solutions.

In every stage of the development process the Project Manager is committed to leading the team to the best possible decisions and actions. Our approach to a development remains the same whether we are development for ourselves or others. Complete satisfaction is the goal.

IPM takes the complex process of financing, designing, building, and managing a real estate asset and makes it simple. By placing The Alexander Team at the center of the development process, you will have the benefit of its experience as an owner, designer, contractor, and manager. Our team represents a single source of responsibility and accountability, efficiently balancing the time, cost, and quality demands of the project.

HISTORIC PRESERVATION AND ADAPTIVE REUSE

The development team's project history speaks to the unparalleled and industry-leading historic preservation and adaptive reuse experience over the past three decades. The diverse nature and success of our collective projects demonstrates out expertise with the use of Tax Increment Financing, Historic and New Markets Tax Credits, and state and federal development grants. Our extensive knowledge of and experience with the approvals process as well as our expertise in moving projects through the obstacles inherent in the historic preservation and adaptive reuse development process ensures the securing of entitlements in a timely fashion.

The determination to take on challenges few other real estate developers are willing to accept and an unwavering commitment to restore and create buildings of architectural significance are the keys to the development team's success. Where there was once a junkyard, contaminated brownfield, or blighted neighborhood, the development team creates or restores buildings that generate new tax bases and re-energize communities. The team's endeavors in the worlds of historic preservation and urban infill increase civic pride and enhance identity.

Always at the cutting edge of historic preservation and adaptive reuse, the development team continues to set new standards of excellence. With each new development, vision is expanded in the realm of design and new horizons are unveiled in the preservation of historic structures and the rebirth of neighborhoods.





HAZARDOUS MATERIALS REMEDIATION/ABATEMENT

Similar to the development team’s unparalleled experience with historic preservation and adaptive reuse, the same can be said with brownfields and hazardous material remediation. Over the past 30 years, during the redevelopment of 100+ historic structures and contaminated sites, the development team has encountered almost all conceivable environmental conditions, including PCBs¹, DROs², SVOCs³ resulting in soil remediation, ground water cleanup, and soil vapor mitigation. The team has also encountered arsenic and heavy metals in the soils, ACMs⁴ in flooring, mastics, plaster, insulation, glazing, and cementitious panels. Lead based paint, Freon, ammonia, and PCB ballasts have all been encountered as well.

1 Polychlorinated biphenyls.
2 Diesel range organics.
3 Semivolatile organic compounds.
4 Asbestos-containing materials.

SECTION FIVE: SUCCESSFUL URBAN REDEVELOPMENT PROJECTS



PROJECT PROFILE /Keystone - Urban Infill/Historic District/Public Engagement

In 2013 SBA/BH delivered Keystone Apartments in the iconic University Heights neighborhood of Madison. At four stories and 118,000 square feet, Keystone is comprised of 64 units and 98 beds along with two decks of underground parking. Located in a nationally and locally designated Historic District, our team worked diligently with the neighborhood to develop a concept that provided needed density on a transit-oriented street without compromising the charm and character of the district. Materials and architectural stylings were selected and employed to complement the existing neighborhood structures without attempting to replicate them. Building on an extremely tight and challenging site in a residential neighborhood, we worked with our General Contractor partners and immediate neighbors to minimize impacts both during construction and throughout the ongoing operation of the property.



KEYSTONE - URBAN INFILL / HISTORIC DISTRICT / PUBLIC ENGAGEMENT



PROJECT PROFILE / Market 5 - Local/Commercial

Delivering Spring of 2020, Market No. 5 will be a game changer for the retail experience of Verona. Intended to attract local, sophisticated and upscale operators the overall theme draws inspiration through incorporating a chic rustic “old main street feel with the traditional offerings of successful “Lifestyle Centers.” The development of Market No. 5 provided us with invaluable first-hand experience with the local approval process, ordinances and codes. More importantly, it offered opportunity for a dialog regarding the values and aspirations of Hometown U.S.A. We couldn’t be more excited to deliver.



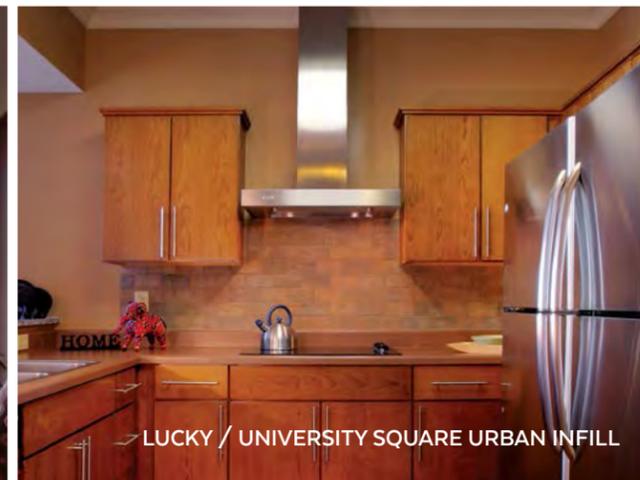
MARKET 5 - LOCAL/COMMERCIAL



PROJECT PROFILE / Lucky / University Square - Urban Infill / PPP

In 2006 SBA/BH entered a public-private partnership to co-develop and own University Square which, at the time, was the largest mixed-use project in Madison at over 1.1 million square feet. The project utilized a condominium structure, with multiple ground leases allowing three owners to construct housing, retail and office units within the new building. Today the complex is home to Lucky, our flagship student property, and houses several core UW-Madison functions including University Health Services, the Student Activities Center, the Office of Admissions and the Registrar, Bursar and Financial Aid offices.

Lucky specifically was the first of its kind in Madison and set the bar for high-end student-oriented housing at an affordable price point. Although there have been many imitators since 2006, our use of high quality, durable materials coupled with our model of active and attentive management has kept Lucky at the top of the market and consistently outperforming competitors in leasing and occupancy metrics.



LUCKY / UNIVERSITY SQUARE URBAN INFILL



PROJECT PROFILE / Longfellow School



114 Apartments | \$14.2 Million Project Cost | Madison, WI

Built in 1917, Longfellow School has been serving Madison for almost a century. First as an elementary school, then a Madison alternative high school and Montessori elementary, Longfellow was virtually unused for almost two decades before the Alexander Company submitted a plan that revised the old schoolhouse as updated, modern apartments. A nationally registered historic building, Longfellow was built by Law, Law, and Potter, one of Madison's premier architectural firms of the time. With beautiful brick work, high ceilings, and enormous windows, classrooms have been turned into unique living quarters with many containing original wood floors, slate chalkboards, school bookcases, a basketball hoop, and other historic elements.



PROJECT PROFILE / Artisan Village



169 Apartments | \$33 Million Project Cost | Madison, WI

The Alexander Company has partnered with Bear Development to deliver a high-quality, affordable, workforce housing community to the Town of Madison and City of Fitchburg in June 2020.

The collection of six buildings - ranging from 17,000 to 35,000 square feet each, are organized around a central green space and clubhouse building. With the goal of creating a unique sense of place and vibrant community, Artisan Village embraces a robust amenity package and variety of apartment styles - from live/work apartments catering to creators and entrepreneurs, to lofts and flats with tuck-under garage parking.

Community amenities include: a fitness center; an outdoor living room with a grilling area, fireplace, and bocce ball; a centralized club house featuring a community kitchen and gathering spaces; a maker space for creating and collaborating; a game lounge with billiards; community gardens and ample green space; a package room with 24/7 video surveillance, bicycle parking with a service station; and more.

PROJECT PROFILE / Kansas City Master Development



308 Apartments | 23,000 SF Commercial | \$61 Million Project Cost | Kansas City, MO

The Alexander Company undertook an aggressive project to redevelop two of the most blighted structures in downtown Kansas City, Missouri. The redevelopment of the Professional Building and the former Federal Courthouse brought high-quality, workforce housing to the downtown area and drastically improved the appearance and utility of one of the downtown's major thoroughfares.

The buildings' location in Kansas City's Central Business District makes it ideally situated to constructively build on the renaissance occurring in the city's South Loop, which now includes the new entertainment district, the Sprint Center, and H & R Block's world headquarters - all developed after the former Federal Courthouse and Professional Building's preservation.

PROJECT PROFILE / Goodman Community Center



34,000 SF of Community and Office Space | \$9.6 Million Project Cost | Madison, WI

A vacant, one-story production shed listed on the National Register of Historic Places was rehabilitated into a thriving community center for thousands of low- and moderate-income neighborhood residents. With assistance from the Alexander Company, Goodman Community Center consolidated and increased space for its programs, including a gym, art rooms, senior center, day care, a student-run cafe and job training site, food pantry, student farm, and various after-school activities.

The project was funded with \$6.5 million in New Market Tax Credits from US Bank CDC, and \$2.3 million in Historic Tax Credits. Located directly across the street from the Goodman Community Center, the Brass Works building will add an additional 25,000 square feet to be used for additional community programming and be financed with both Federal and State Historic Tax Credits in addition to New Market Tax Credits.

PROJECT PROFILE / Beloit Powerhouse Student Center



140,000 SF Community Facility | \$46.6 Million Project Cost | Beloit, WI

Beloit College, along with The Alexander Company, is proposing to save a historic power plant from demolition and instead open a mission-driven student center combining health, recreation, and healthy food options - building and enhancing connections in this diverse Wisconsin community.

A federal and state riverwalk grant will open up the river's edge on a key stretch which has been closed to the public for nearly 100 years. This is a key intersection between the college, the public high school, and the main street area. In addition the facility would include a field house which in summer months will transform into an open air community pavilion for events ranging from free concerts to youth camps. Also, the signature lecture hall will be the site for talks from leaders in all disciplines from around the world. These lectures are always free, open and advertised to the public.

PROJECT PROFILE / Brownpoint Reserve



With Brownpoint Reserve, Brownhouse once again raised the bar and set the standard for multi-family design. Officially open in June of 2017, this 92 unit and 153 bed project offers the largest and most luxuriously appointed one, two- and three-bedroom units in the region. Each apartment is thoughtfully designed (and wired) with smart layouts and top of the line finishes, gourmet kitchens and expansive storage. The community itself offers a multitude of private spaces for reflection or relaxation including a pond, gazebo and outdoor firepit. Residents can also utilize the beautiful clubhouse which offers indoor/outdoor yoga room, full gym, kitchen, and outdoor grill. Clad in stone and dark siding it strikes an impressive form at four stories and more than 200,000 sq ft. Brownpoint Reserve is surrounded by beautifully landscaped grounds and conveniently located in a residential neighborhood next to Pleasant View Golf Course and within a short walk of destination shopping and dining.

PROJECT PROFILE / Uptown Mixed-Use Development



LOCATION

City of Fitchburg, WI

PROJECT SERVICES

- Civil Engineering / Surveying
- Stormwater Management
- Site Development / Roadways
- Water Supply and Distribution
- Wastewater Collection and Treatment

The Uptown Mixed Use Development is a 385-acre transit- oriented, mixed use employment center designed to take advantage of and build upon Fitchburg’s strong biotechnology and high-tech base. Uptown also provides a variety of compact attached and detached housing options and neighborhood-oriented retail services to support the workforce. It is the first community in the City of Fitchburg to use Smartcode zoning.

Vierbicher’s work on the Uptown development involved all civil engineering and stormwater management systems, including design for over 16,000 linear feet of sanitary and water utility pipes. It included creating a park program for the proposed 110 acres of parkland that met both the Smartcode and City parkland requirements, while preserving and enhancing the large wetland areas within the planning area.

Our design services included preparation of construction plans and specifications, applying for regulatory agency approval, bidding and contract award, and construction administration.

PROJECT PROFILE / Janesville Town Square - Janesville, WI



In 2015 the City of Janesville completed a two-year planning process working with Vandewalle & Associates to revitalize the downtown. The ARISE Rock Renaissance Redevelopment and Implementation Strategy laid out a number of re-development projects including the Main Street Riverfront, Festival Ground area and Traxler Park expansion, Milwaukee Street Commercial, Riverfront Housing, Downtown Campus/Neighborhood Area, and the centerpiece of the riverfront revitalization: Janesville’s new Town Square.

The Town Square is designed to be a catalyst for the other redevelopment and revitalization efforts, bringing the focus of Downtown Janesville back to the Rock River. Beginning with removal of a 1960s-era parking plaza spanning the River, the new Town Square includes a new great lawn, a central river feature, gathering spaces for events, interactive water feature, an expanded riverwalk, new pedestrian bridge, and other walking and biking enhancements.

Plans include new river-facing enhancements to historic buildings and mixed-use infill attractive to new retail, restaurants, residents and visitors. Ample new parking replaces and augments the former parking structure that once spanned the river. Reworked two-way streets in the riverfront area are designed to be more pedestrian friendly.



SECTION SIX: ORGANIZATION OVERVIEW



COMPANY OVERVIEW / Steve Brown Apartments



For more than 30 years Steve Brown Apartments has led the industry in the development and operations of award winning residential and commercial projects in and around Dane County.

Steve Brown Apartments was founded by Steve Brown in 1980 with the mission of providing the highest quality housing coupled with exceptional customer service. We remain a homegrown and local team of talented finance, marketing, development, and operational professionals with decades of shared experience and a reputation for delivering market leading projects. We do not view projects as simple financial or real estate transactions. Our development opportunities are carefully selected and pursued with the intention of long-term ownership and commitment to the community. For a new development, this translates to high quality construction and design that stands out from the norm and an award-winning management approach for on-going operations. With time and innovation, Steve Brown Apartments have repeatedly raised the standard by which development projects are measured. We pride ourselves on providing exceptional quality in both product and service to all demographics."

OFFICIAL REGISTERED NAME:

Steve Brown Apartments

KEY CONTACT INFORMATION:

120 W. Gorham St., Madison WI 53703
dseeley@stevebrownapts.com
608-255-7100

CONTACT INFORMATION FOR PERSON AUTHORIZED TO CONTRACT:

Scott Watson, CPA swatson@stevebrownapts.com
608-255-7100

STATS:

- Year founded: 1980 & 2002
- Number of Employees: approx. 90
- Number of Residents: approx. 3,500
- Total number of apartment properties: 60
- Total number of apartment units: approx. 2,000
- Total number of apartment bed spaces: approx. 4,650
- Commercial space: approx. 35,000 sq. Ft.
- Total Property Market Value: \$400M
- Global Annual Revenues: \$39M



KEY PERSONNEL / Steve Brown Apartments

MARGARET WATSON

CEO

Margaret is a Verona resident with more than 30 years of experience managing residential and commercial real estate operations. During that time, she has developed numerous award winning multifamily projects while overseeing the day-to-day operations of Steve Brown Apartments. Margaret has extensive knowledge of every aspect of property management, staffing and development and has spent time working in each department. In her role as CEO, she is responsible for and has substantial experience interfacing with municipal leaders, governmental policy makers and other industry partners. She is especially skilled in unifying stakeholders and channeling energies towards a common objective.



EDUCATION/TRAINING

- B.A - University Wisconsin-Madison
- M.B.A - Edgewood College Madison, WI

KEY EXPERIENCE

- University Square Redevelopment - Madison, WI
- Keystone Apartments - Madison, WI
- Brownstone Apartments - Madison, WI
- Brownridge Terrace - Madison, WI
- Brownpoint Reserve - Middleton, WI

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

- Downtown Madison, Inc. - Executive Committee Board Member
- Wisconsin Education Business Round Table (WEBR) Board Member
- Apartment Association of South Central Wisconsin - Executive Committee Board Member/Past President
- Homelessness Shelter Task Force
- Wisconsin Real Estate Association Member
- United Madison Advisory Board



KEY PERSONNEL / Steve Brown Apartments

**SCOTT WATSON***CFO*

A resident of Verona, Scott has personally overseen the development of more than 1,200 beds of student housing and hundreds of multifamily units, as well as over \$400 million in real estate transactions and structured finance. A long-standing member of Steve Brown Apartments, he has more than 30 years' experience in multifamily and commercial property management, finance and development and contract negotiation. As CFO, he is responsible for overseeing all financial performance aspects of the organization including day-to-day operations, asset acquisition and disposition, project development and debt structuring and service. Scott is a skilled analyst and excels at identifying and structuring financial solutions that work for all stakeholders.

KEY EXPERIENCE

- University Square Redevelopment - Madison, WI
- Keystone Apartments - Madison, WI
- Brownstone Apartments - Madison, WI
- Brownridge Terrace - Madison, WI
- Brownpoint Reserve - Middleton, WI

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

- Wisconsin Certified Public Accountant
- American Players Theater - Executive Committee Board Member
- The Steve and Laurel Brown Foundation- Executive Committee Board Member
- Real Estate Summit Committee - Executive Committee Board Member



KEY PERSONNEL / Steve Brown Apartments

**DAN SEELEY***Director of Development*

Dan Seeley, MBA, has been a core member of the Steve Brown Apartments team for more than 17 years. During the course of his tenure, Dan has held positions at all operational levels. As the Director of Development he is responsible for coordinating multi-disciplined teams and shepherding development projects from site selection to asset delivery. In his role, he is experienced in building consensus amongst diverse stakeholders including future users, neighbors and municipal leaders. He has a bachelor's degree from Luther College in Decorah, Iowa and a master's degree in Business Administration from the University of Wisconsin-Whitewater. He is an active member of Downtown Madison, Inc, and the Apartment Association of South Central Wisconsin.

PROJECT EXPERIENCE**Multifamily:**

- Brownpoint Reserve, Middleton, WI
- Keystone Apartments, Madison, WI
- Lucky Apartments/Usquare, Madison, WI
- The Laurel, Waunakee, WI

Commercial Development:

- Market No. 5, Verona, WI



COMPANY OVERVIEW / The Alexander Company, Inc.



For over 35 years The Alexander Company has specialized in urban infill development, urban revitalization, historic preservation, and adaptive reuse.

Nationally recognized for urban development achievements, the Madison, Wisconsin-based Alexander Company is annually involved in over \$250 million in real estate development. As a master developer, the Company oversees the financing, design, construction, marketing, and property management of developments in-house, providing a diverse team of experts for owners, investors, and partners.

COMMUNITIES impacted	BUILDINGS developed	UNITS developed	RETAIL SPACE brokered (SF)
46	280	7,928	1.8M

Alexander Company projects create new urban focal points and restore glory to important landmarks that define cities. The company has completed several mixed-use "urban renaissance" master-planned developments, incorporating new construction, historic preservation or both. The Company has won numerous industry awards, including the National Preservation Honor Award from the National Trust for Historic Preservation, the 2011 Best Historic Rehabilitation Project Award from Affordable Housing Finance, the 2010 Charles Edson Award from the Affordable Housing Tax Credit Coalition, the Paul Gruenberg Award for Best Adaptive Reuse of a Building and several National Main Street Awards.

COMPANY OVERVIEW / The Alexander Company, Inc.

The Alexander Company is separated from other firms by managing all services in-house, providing a one-stop-shop for all real estate needs. This approach results in a single source of accountability for the client and brings efficiency, transparency and ease of communication to the otherwise arduous process of real estate development.

OFFICIAL REGISTERED NAME:

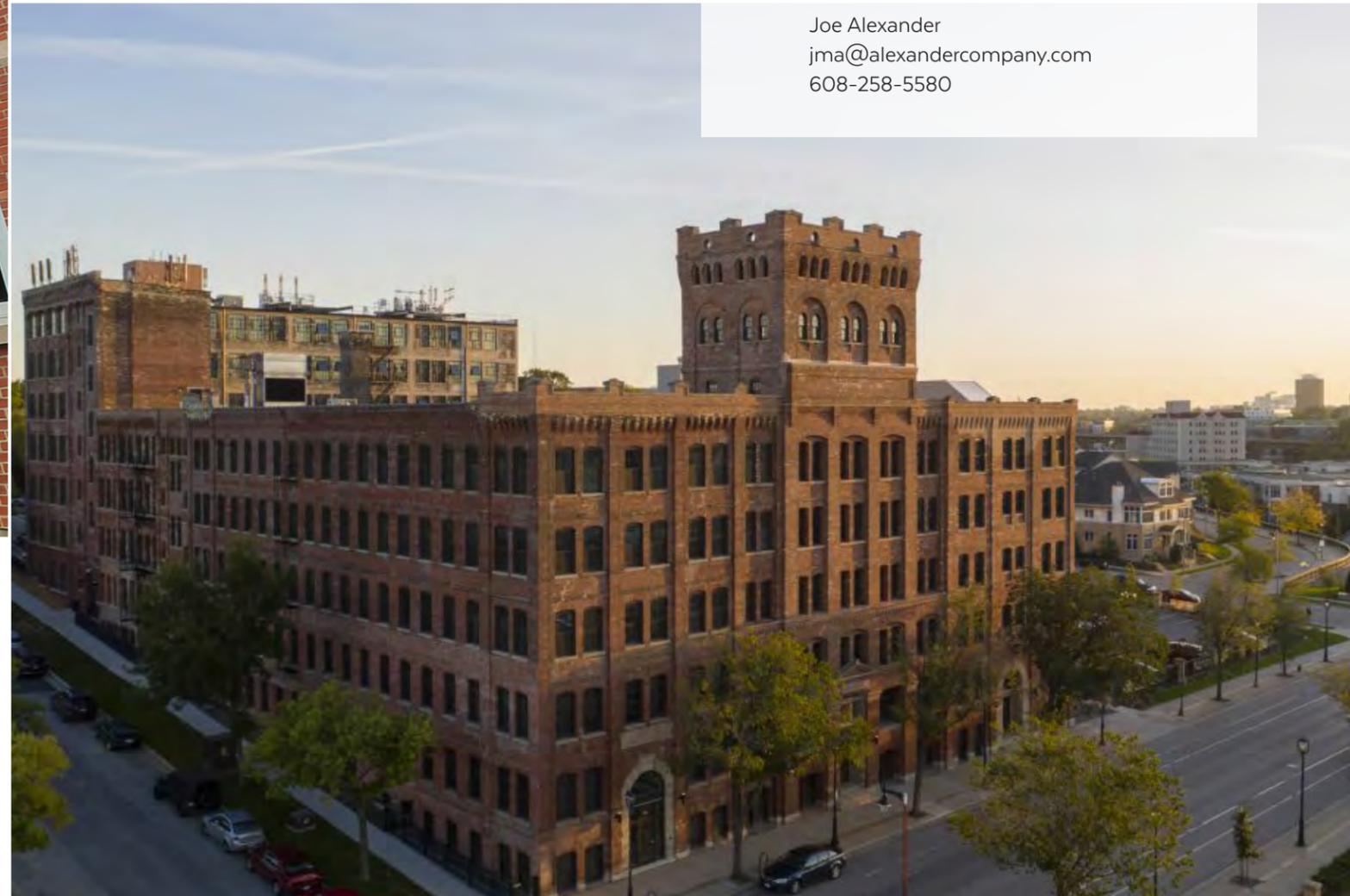
The Alexander Company, Inc.

KEY CONTACT INFORMATION:

2450 Rimrock Road, Suite 100
Madison, WI 53713
ckc@alexandercompany.com
608-268-8126

CONTACT INFORMATION FOR PERSON AUTHORIZED TO CONTRACT:

Joe Alexander
jma@alexandercompany.com
608-258-5580



KEY PERSONNEL / The Alexander Company, Inc.

KEY PERSONNEL / The Alexander Company, Inc.



JOSEPH ALEXANDER

President

Joe's duties at The Alexander Company include senior management, development team oversight, stakeholder relations, new project development and operations oversight. He has overseen developments from Kansas City to Washington D.C. to Fort Worth. Joe has diverse experience in real estate administration, government and public relations. He has served as Special Assistant to the Secretary of the United States Department of Health and Human Services, where his duties included consultation and implementation in the areas of general management, budgeting and facilities development oversight.

EDUCATION/TRAINING:

- J.D. – University of Wisconsin-Madison Law School
- B.A. – Political Science and History, University of Wisconsin-Madison

KEY EXPERIENCE:

- Novation Campus Master Development – Madison, WI
- Rail Corridor Master Development – Madison, WI
- Capitol West Master Development – Madison, WI
- Liberty Master Development – Lorton, VA
- National Park Seminary – Silver Spring, MD
- Fortress – Milwaukee, WI
- The Soldiers Home – Milwaukee, WI
- Printworks Mill – Greensboro, NC



MATT MEIER

Vice President of Real Estate Development

Matt is responsible for all aspects of development for selected projects from initial feasibility analysis through completion and lease-up including the procurement of all required debt and equity financing. With over 30 years of experience, he has successfully completed a variety of award winning urban revitalization projects that consist of historic preservation, new construction, or both. He has specialized expertise in innovative financing techniques and public economic development tools including the use of tax-exempt bonds, Low Income Housing Tax Credits, Historic Tax Credits, New Markets Tax Credits, TIF/Tax Abatement, and various government loan programs. As Vice President of Real Estate Development at The Alexander Company, he has been directly responsible for completing multiple master planned development projects with budgets in excess of \$250,000,000, throughout the United States.

KEY EXPERIENCE:

- Wisconsin Department of Revenue – Madison, WI
- Novation Campus Master Development – Madison, WI
- Rail Corridor Master Development – Madison, WI
- Kansas City Master Development – Madison, WI

KEY PERSONNEL / The Alexander Company, Inc.



COLIN CASSADY
Development Project Manager

Colin is responsible for the coordination and implementation of all aspects of the development process in projects across the United States. His responsibilities include analyzing prospective developments and their potential feasibility, managing the entitlement process, negotiating investment and loan terms, coordinating and communicating with project stakeholders, negotiating the acquisition and disposition of assets, performing due diligence, and reviewing legal documents.

Since joining the Alexander Company, Colin has been involved in both commercial and residential development efforts using a variety of funding sources including Low-Income Housing Tax Credits, Historic Tax Credits, Tax Abatement, TIF, New Markets Tax Credits, Brownfield Grants, Tax Exempt Bonds, and many more.

Prior to joining the Alexander Company, Colin worked in real estate sales, property management, and development where he developed a great interest in urban infill and adaptive reuse projects and came to the Alexander Company in large part due to its reputation as a leader in those fields.

EDUCATION/TRAINING:

- M.B.A. - University of Wisconsin, Real Estate and Urban Land Economics
- B.A. - University of Wisconsin, Economics

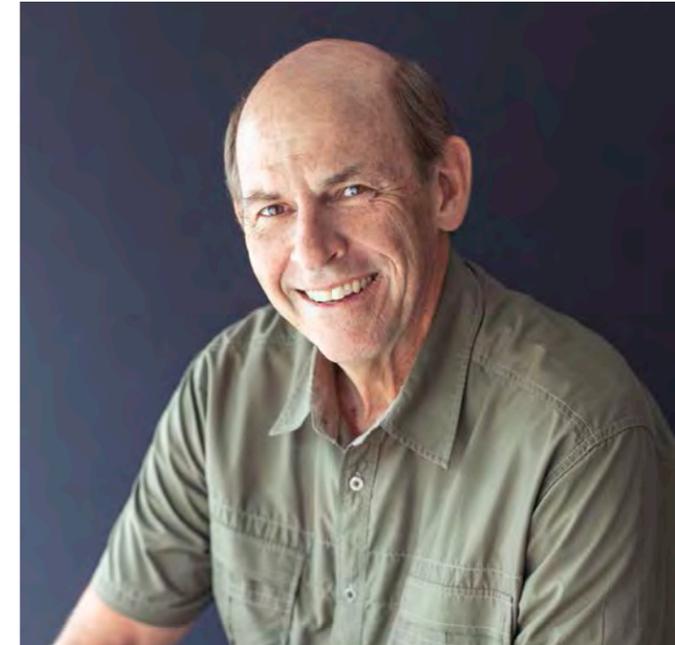
PROFESSIONAL AFFILIATIONS & REGISTRATIONS:

- University of Wisconsin Real Estate Alumni Association

KEY EXPERIENCE:

- Novation Campus Master Development - Madison, WI
- Kansas City Master Development - Kansas City, MO
- Crescent Lofts Master Development - Davenport, IA
- Eagle Point Master Development - Appleton, WI
- Milwaukee Soldiers Home - Milwaukee, WI

KEY PERSONNEL / The Alexander Company, Inc.



DAVE KAUL, AIA
Director of Design and Construction

Dave is responsible for coordinating and allocating design and construction management resources. He is involved in feasibility studies, building and project assessments, programming, design document creation, and construction administration for all Alexander Company projects.

Dave has over 35 years of experience in the field of architecture, giving him expertise in a variety of building types, including master-planned developments incorporating commercial, retail, and industrial spaces. Responsible for the design of over 5,000,000 square feet during his career, his experience has gained him invaluable knowledge of code compliance, local and state approval processes, and the oversight and coordination of subcontractors and consultants.

EDUCATION/TRAINING:

- B.A. - Architecture - University of Wisconsin-Milwaukee

PROFESSIONAL AFFILIATIONS & REGISTRATIONS:

- American Institute of Architects
- Member of the National Trust for Historic Preservation

KEY EXPERIENCE:

- Novation Campus Master Development - Madison, WI
- Kansas City Master Development - Kansas City, MO
- National Park Seminary Master Development - Silver Spring, MD
- Crescent Lofts Master Development - Davenport, IA
- Liberty Master Development - Lorton, VA
- Fortress - Milwaukee, WI
- Printworks Mill - Greensboro, NC

KEY PERSONNEL / The Alexander Company, Inc.



JEREMIAH LEIGH
Construction Project Manager

Jeremiah’s position at the Company involves ensuring the most cost effective means and methods of construction are implemented to the benefit of the owners – by participating in both the construction document phase of design and construction itself, he ensures hidden conditions are mitigated to the greatest possible extent.

As part of The Alexander Company’s comprehensive approach to development, Jeremiah supervises the work of general construction contractors, ensuring budget conformity and only the highest quality work.

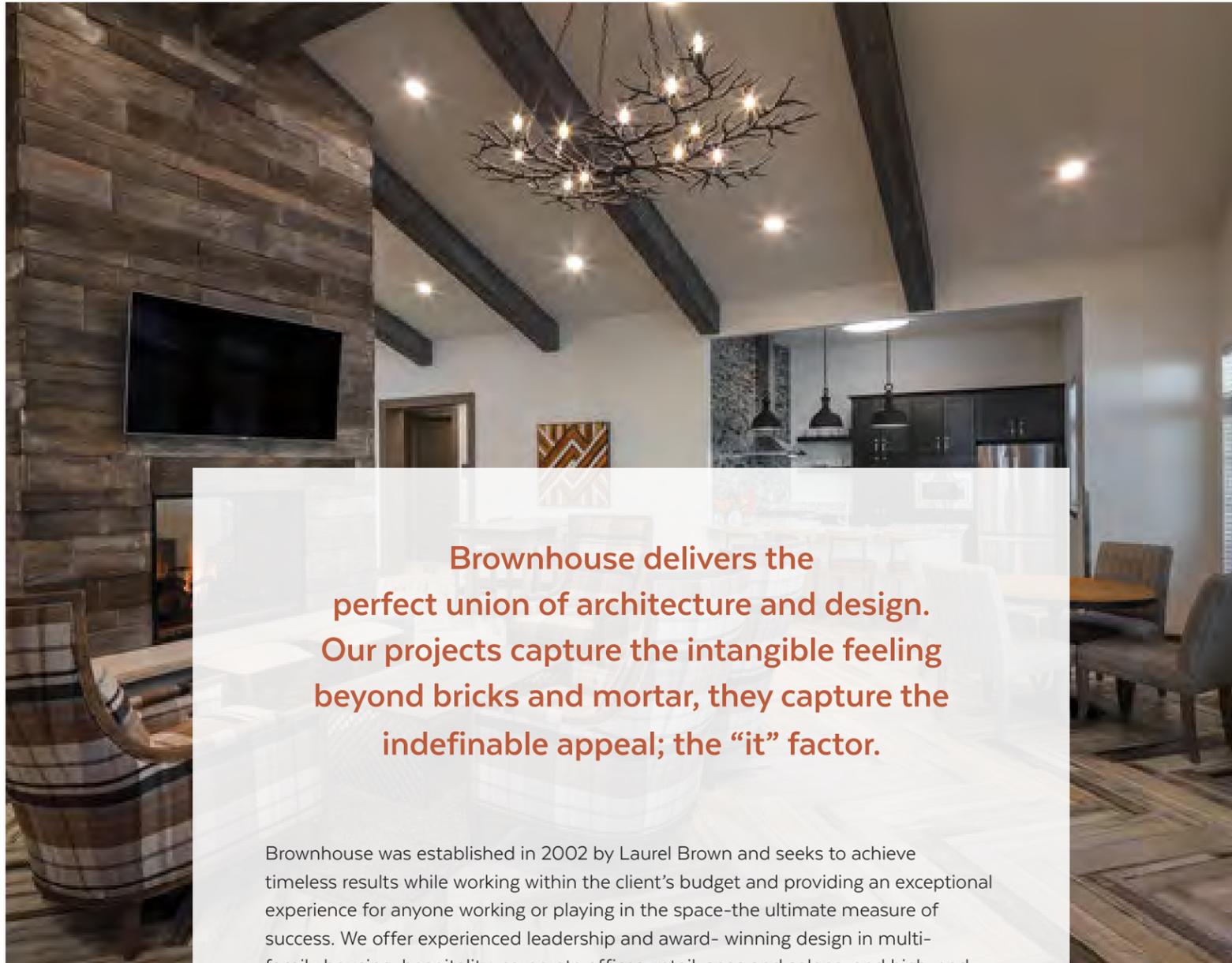
EDUCATION/TRAINING:

- B.S. – Building Construction Management and Business Administration, University of Wisconsin-Platteville

KEY EXPERIENCE:

- Novation Campus Master Development – Madison, WI
- Capitol West Master Development – Madison, WI
- National Park Seminary Master Development – Silver Spring, MD
- Liberty Master Development – Lorton, VA
- Crescent Lofts Master Development – Davenport, IA
- Fortress – Milwaukee, WI
- Printworks Mill – Greensboro, NC

COMPANY OVERVIEW / Brownhouse



Brownhouse delivers the perfect union of architecture and design. Our projects capture the intangible feeling beyond bricks and mortar, they capture the indefinable appeal; the “it” factor.

Brownhouse was established in 2002 by Laurel Brown and seeks to achieve timeless results while working within the client’s budget and providing an exceptional experience for anyone working or playing in the space—the ultimate measure of success. We offer experienced leadership and award-winning design in multi-family housing, hospitality, corporate offices, retail, spas and salons, and high-end residential design. Backed by a dedicated and talented team of architectural and design professionals, Brownhouse is regularly acknowledged by clients and industry experts for delivering unforgettable environments.

UNIQUE CAPABILITIES / Brownhouse

ARCHITECTURE

We design ‘from the inside out’ of a building or home to produce a richer, more vibrant architectural design. Our holistic and thoughtful space planning, from understanding the function to aesthetics, helps achieve our client’s vision.

- Conceptual Design
- Site Planning
- Feasibility Studies
- Structural Design
- Construction Administration

INTERIOR DESIGN

Design services are integral to achieving the client’s vision and creating a cohesive experience in an interior space. With sensitivity to aesthetic detailing, Brownhouse knows how to attain the intangibles...creating a space that people connect to emotionally while achieving the functionality designed for the space.

- Conceptual Design
- Space Planning
- Material Selections
- Furnishings

PROCUREMENT

Brownhouse has the expertise to manage the most complex of projects. From full-service hospitality spaces and office installations to furnished multi-family housing and models, each project has unique requirements necessitating meticulous attention to every step of the purchasing, delivery and installation planning processes.

- Design Integration
- Budgeting
- Purchasing
- Installation Supervision
- Asset Management Tools
- Delivery Management

KEY PERSONNEL / Brownhouse

LAUREL BROWN

President and Owner - Brownhouse

Laurel McManus Brown is the owner of Steve Brown Apartments and an owner and founder of Brownhouse, an architecture and interior design firm located in Madison Wisconsin—working for 18 years in the fields of housing development, architecture, and interior design in the greater Madison area. Previously, Laurel worked as head of corporate architecture for Kahler Slater Architect in their Madison office, and, HSR Associates in Madison, WI. She also owned a commercial design firm in Atlanta, GA for 12 years, providing services to some of the world’s largest companies, including AT&T, Lucent Technologies, The Food & Drug Administration, and Atlanta’s leading multi-family housing provider, Post Properties.

Laurel holds an undergraduate degree from the University of Alaska, and an MBA from the University of Wisconsin-Madison. Laurel also serves on the Executive Residents and Wisconsin State Capitol board of directors, and donates much of her time to local higher education institutions promoting the understanding of the design industry.



PROJECT EXPERIENCE:

Multifamily and Senior:

- Lucky, Madison, WI
- Brownpoint Reserve, Middleton, WI
- Brownstone, Madison, WI
- Capitol Lakes, Madison, WI
- Brownridge Terrace, Madison, WI
- Keystone, Madison, WI

Commercial:

- Upperhouse
- Gorman & Company Headquarters, Oregon, WI
- Famous Footwear: Store Development, Nationwide
- Dottie’s Ranch, Town of Dunn, WI

Hospitality:

- Hampton Inn & Suites
- Hilton Garden Inn
- The Inntowner, Madison, WI
- Homewood Suites
- DoubleTree by Hilton
- The Cove: Lake Geneva, Madison, Milwaukee WI

KEY PERSONNEL / Brownhouse



SHANE FRY

Architect and Owner - Brownhouse

Shane Fry, AIA, joined Brownhouse in 2004 and became co-owner in 2012. Prior to joining Brownhouse, Shane worked in the graphic arts industry. While at Brownhouse Shane has designed and managed hundreds of new renovation projects and ground-up developments ranging from multi-million dollar high rise condominiums to small boutique retail and restaurant environments. Shane skillfully guides the client through the challenges of city and neighborhood approval processes, site complications and competitive bidding. Shane holds a Bachelor of Science from the School of Architecture and Urban Planning at the University of Wisconsin, Milwaukee.

PROJECT EXPERIENCE:

Commercial and Business:

- Epic - Building 5, Campus 4, Verona, WI
- Goldstein and Associates, Middleton, WI
- Avid Risk Management, Middleton, WI
- Maple Bluff Country Club, Maple Bluff, WI
- Virent Energies, Madison, WI
- Market 5, Verona, WI
- Lock-n-Charge, Madison, WI
- Hiebing, Madison, WI

Multifamily:

- Brownridge Terrace, Madison, WI
- Keystone Apartments, Madison, WI
- Brownpoint Reserve, Middleton, WI
- Lucky, Madison, WI
- Brownstone, Madison, WI

Hospitality, Senior Living and Religious:

- Doubletree Hotel, Madison/Milwaukee, WI
- The Madison Concourse, Madison, WI
- Upper House, Madison, WI
- St. Pauls Catholic Church, Madison, WI
- The Cove, Lake Geneva, WI
- Capitol Lakes, Madison, WI

COMPANY OVERVIEW / Vierbicher



EXACT SCIENCES DISCOVERY CAMPUS, IMAGE PROVIDED COURTESY OF FINDORFF

VISION TO REALITY

Vierbicher is a community planning and civil engineering firm that has become a proven partner for thriving Wisconsin communities and developers. Our extensive experience working with both public and private clients has earned us the reputation as a trusted advisor and a firm that brings vision to reality.

Clients choose Vierbicher because we get projects done. While our core service is civil engineering, our extensive due diligence, market-based approach and public funding expertise have made us an industry leader with unmatched success rates.

In addition, our wide range of work with both public and private clients has uniquely positioned us to bring added value by connecting developers to community projects.

We pride ourselves on long-term client relationships, many spanning decades. Our multi-disciplined team of experts works collaboratively and efficiently from concept to completion to accomplish client goals on time and on budget.

INTEGRATED SERVICES

- Planning & Community Development
- Economic Development
- Urban Design & Landscape Architecture
- Grant Writing & TIF
- Municipal Engineering
- Civil Engineering
- Surveying & GIS
- Water Resources Engineering



UNIQUE CAPABILITIES / Vierbicher

CIVIL ENGINEERING

Quality civil engineering results in efficient and effective design that helps projects stay on schedule and on budget. At Vierbicher, we've worked for more than 40 years with both public and private clients on a wide range of project types. We're known for seamlessly delivering results, whether a site is one acre or 1,000 acres.

Our multi-disciplined team of experts gets the job done right, because we understand how municipalities and private developers think and operate. We use our extensive experience and knowledge of planning, surveying, water resources and site analysis to transform site constraints into opportunities.

As a trusted partner, we take the time to understand our clients' goals, integrate their feedback into comprehensive plans and think critically about how to best execute what they're looking for.

Integrated Civil Engineering services include:

- Municipal Engineering
- Construction Oversight
- Site Development
- Stormwater Management
- Water Systems
- Sewerage Systems
- Business & Industrial Parks
- Recreation Facilities
- Greenfield Development
- Urban Redevelopment

ECONOMIC DEVELOPMENT - IMPLEMENT POSITIVE CHANGE IN YOUR COMMUNITY WITH A PRACTICAL, PROVEN ECONOMIC DEVELOPMENT PROGRAM

Economic development has been a core service offered by Vierbicher for more than 30 years. Our economic development services are designed to assist communities in creating an economic development roadmap which is tailored to local market realities, in line with local economic and fiscal possibilities and within the capacity of local organizations to implement. Although planning and analysis are integral to moving economic development initiatives forward, we know a good plan must be focused on implementation.

From initial market assessment to strategic planning and implementation, on-going economic development services can provide quantifiable benefits for your municipality. Vierbicher has an excellent track record helping our clients achieve amazing results.

LANDSCAPE ARCHITECTURE - WE MAKE SPACES MORE LIVABLE AND BEAUTIFUL

At Vierbicher, we take the functional and make it beautiful. We're the creative partner you can trust to make your development or municipality a better place to live.

Our team of experts listens to your concerns, needs and goals before designing an outdoor environment that works in tandem with your buildings, roads, and storm water management systems.

We are known for assessments and strategies that can incorporate site constraints, historical context and public input. We also offer the expertise and support you may need during the bidding and construction phases. No matter how simple or complex, the end result is always the same: a more aesthetically pleasing environment.



UNIQUE CAPABILITIES / Vierbicher

LAND SURVEYING - SUPPORTING YOUR VISION FROM THE GROUND UP

Our land surveying services touch nearly every project we do. Our skilled professionals reliably deliver accurate results to ensure your project is a success at every stage.

Conducting thorough research and gathering information is an important first step taken by our in-house team of surveying experts. Seamless integration between our surveyors and project engineers results in the most streamlined and efficient designs possible.

Following research and design preparation, we work closely with project stakeholders, such as municipalities, counties and the state, to create land divisions that benefit all parties involved.

We partner with our clients until conclusion of the construction process, providing ongoing support in the form of staking, measuring and final record drawings. Our integration throughout all aspects of a project increases accuracy and efficiency, ultimately resulting in greater success.

MASTER PLANNING - CREATING AND RESHAPING COMMUNITIES THAT INSPIRE PEOPLE

People say a picture is worth a thousand words, which means that a visual illustration of a vision is worth far more. The combination of form and function within a design inspires a space where people want to be; however, it is necessary to develop an adequate visual representation of that design in order to develop support, and ultimately approval, for a concept.

Vierbicher distinguishes itself from most planning firms in its understanding of and focus on implementation. Our approach to master planning is no exception and is based on an integrated program of services that encompasses market analysis, public engagement, visualization, and design.

Vierbicher is experienced at providing urban design services for new development projects, redevelopment projects, corridors, neighborhoods, and large urban areas. End products range from hand drawn rendered plans to sophisticated three-dimensional models. These graphics can be quickly and seamlessly integrated into presentations and marketing materials, and ultimately help communities and real estate developers get closer to their goals of implementation.

SITE DEVELOPMENT - CREATING PLACES WHERE PEOPLE WANT TO BE.

Vierbicher understands there are a wide range of considerations for successful site developments. Each unique site presents a different set of opportunities and challenges. With over 40 years of experience, we have refined our site development process to result in greater efficiency and success.

Listening to the vision of our clients and analysis of the site helps us to prepare concepts that maximize use of the land. Our efficient, constructible designs and review of the necessary approval and permitting processes help to ensure that projects stay on time and on budget.

We understand that collaboration with the client, architect, real estate attorney, reviewing agencies and other project partners is essential, so we make it a priority to maintain effective relationships with all contributing partners.

Vierbicher has completed hundreds of retail, multi-family, commercial, manufacturing and government site development projects, proving we have the expertise and knowledge to complete a successful project of any size or complexity.



UNIQUE CAPABILITIES / Vierbicher

STORMWATER MANAGEMENT - CUSTOMIZED APPROACHES TO WATERSHED MANAGEMENT

Whether you're looking to improve your stormwater management system or comply with regulations, our industry-leading, multi-faceted team of experts is known for planning and implementing all types of stormwater management projects.

We use a watershed-based approach to balance environmental and natural resources with economic considerations.

We're also constantly at the cutting edge of strategy and technology to benefit clients. For instance, we developed a system that remotely monitors and collects data from detention basins, infiltration areas, conveyance systems and other stormwater facilities so our clients can more easily collect accurate results.

Stormwater Management project types include:

- Management Plans
- Watershed Modeling
- Infiltration Testing
- Stormwater Utilities
- Ordinance Preparation
- Public Education
- Grant Applications
- Pollution Trading
- Intergovernmental Agreements
- Best Management Practices
- Storm Sewer Design
- Stormwater Permitting
- Wetland Delineation and Permitting

URBAN DESIGN - CREATING PLACES WHERE PEOPLE INTERACT AND CONNECT

Creating and reshaping a community that will inspire, satisfy, and work is of great value and is central to Vierbicher's approach to the design process.

Our methodology in urban design is one that looks at relationships between objects, trends in historical preservation and environmental sustainability, linkages, contexts, incremental growth and the preservation of the intimate social structure and body of a community. We also recognize that urban design is a synthesis or reunion of different professions, including planning, engineering, architecture and landscape architecture.

Vierbicher is experienced in providing creative urban design services for new development and redevelopment projects that have a sense of identity and encourage connections between people.

Urban Design projects include:

- Urban Streetscape Design
- Waterfront Development
- River Walks
- Urban & Rural Multi-Modal Trails
- Urban Open Space Redevelopment
- New Community Park Planning
- Central Park/Village Green Planning
- Master Plans
- Neighborhood Plans
- Design Themes



KEY PERSONNEL / Vierbicher

DAVID M. GLUSICK, PE

Principal Engineer

Dave has over 24 years of experience providing engineering and construction services on commercial and residential land development projects. He also manages Vierbicher's Madison and Milwaukee offices. His background in civil engineering allows him to understand the needs of a site in the early stages of a project. His management experience allows him to assemble the optimal team for a project. He is a trusted resource and partner to the clients that he works with.



EDUCATION

- B.S. Civil Engineering (1995) University of Wisconsin-Madison
- M.B.A. (2013) University of Wisconsin-Madison

REGISTRATIONS & CERTIFICATIONS

- Licensed Professional Engineer - Wisconsin

PROFESSIONAL EXPERIENCE

- Vierbicher Principal (2010) Board of Directors (2011)
- I&S Group, Inc. Principal (2009)
- Calkins Engineering, LLC Principal/Owner (1999)

PROFESSIONAL AFFILIATIONS

- Metropolitan Builders Association
- Capstone Program Mentor - UW Madison, Multiple Semesters
- Smart Growth Greater Madison Board Executive Committee
- Downtown Madison, Inc.
- NAIOP - Commercial Real Estate Development Association

PROJECT EXPERIENCE

MASTER PLANNED DEVELOPMENTS

- Sand Valley Golf Resort, Adams County, WI
- Exact Sciences, City of Madison, WI
- Uptown, City of Fitchburg, WI
- Fitchburg Technology Campus, City of Fitchburg, WI
- Prestwick Group - La Belle Golf Club, Village of Lac La Belle, WI
- North Park, City of Fitchburg, WI

SITE DEVELOPMENT

- The Quarry, City of Madison, WI
- The Lodge, Village of Shorewood Hills, WI
- The Lyric, City of Madison, WI
- The Foundry, City of Middleton, WI
- Grand Central Place, City of Madison, WI
- X01, City of Madison, WI

RESIDENTIAL NEIGHBORHOOD DEVELOPMENT

- Deco, City of Madison, WI
- Brownpoint Reserve, City of Middleton, WI
- Hy Cite Corporate Headquarters, City of Middleton, WI
- Ronald McDonald House, Village of Shorewood Hills, WI
- The Current, City of Monona, WI
- The Waterfront Apartments, City of Madison, WI
- Vantage Point Apartments, City of Madison, WI
- Riva Apartments, City of Fitchburg, WI
- Prima Apartments, City of Fitchburg, WI
- The Addison, City of Fitchburg, WI



COMPANY OVERVIEW / Vandewalle & Associates, Inc.



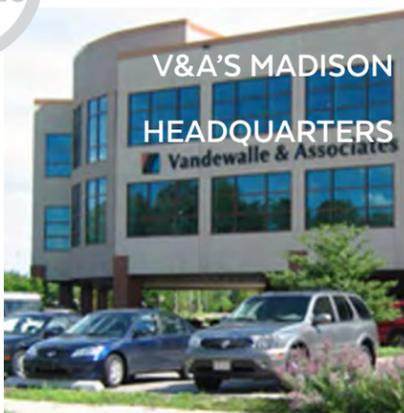
Top-level teams turning assets into economic opportunities, transformational projects, and impactful solutions

Vandewalle & Associates is a collection of passionate professionals with expertise in disciplines that converge to best impact change and make places work better for people. These specialists form a complementary and synergistic team focused on:

- Design and architecture
- Public engagement
- Multi-layered asset analysis
- Community planning
- Economic development strategy
- Market analysis
- Redevelopment
- Marketing
- Public-private partnerships

2 offices
40+ years

Established in 1976, V&A has been a Midwest leader in place-based analysis, economic strategies, visioning, planning, and implementation for more than 40 years. We work in partnership with our clients to identify core, place-based opportunities and translate them into strategic plans and innovative projects.



COMPANY OVERVIEW / Vandewalle & Associates



CREATING MORE IMPACT FROM PLACE-BASED ASSETS

We live and breathe the Midwest. We have worked to assess, position, and transform some of the Midwest's largest metropolitan regions as well as its smallest towns and villages, and worked with its global corporations.



Innovation is what we do best. Our professionals have worked together for decades to solve complex problems, forge and test new processes, and grow areas of expertise.



Building communities and impacting lives. We are here to make places work better for people — with the insights, project management, and market expertise needed to create and advance complex plans that set a clear course for the future.



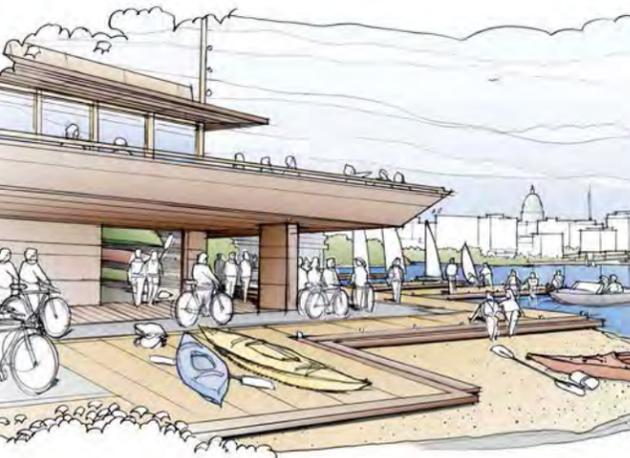
Creating projects that transform. We are adept at helping our clients discover hidden opportunities, secure project champions, create transformational visions, and leverage funding — the things needed to achieve far-reaching impact.

UNIQUE CAPABILITIES / Vandewalle & Associates, Inc.



MIXED-USE/EMPLOYMENT CENTER SITE DESIGN, PLANS, AND PROPERTY ENTITLEMENT

The Vandewalle & Associates design team includes architects, landscape architects, and urban designers recognized for creating interesting, identifiable places. Our approach to site design includes applying a variety of layers of analysis of existing conditions and future opportunities to design sites for preservation or redevelopment as well as special places, streetscapes and corridors, significant buildings, parking, pedestrian circulation, and transit and rehabilitation sites. Our team provides attractive and simple communication graphics for often complex ideas. We can provide a mix of high quality sketches, photo examples, and plan graphics to communicate design concepts and integrate design characteristics. One particular area of expertise we have developed is the planning, design, and implementation of urban mixed-use and employment centers.



EXPERIENCE CREATION

Vandewalle & Associates' approach to creating 'Experience' involves creating an inspiring, alluring story that creates human contact with past and place. We have generated Experience stories that drive and inspire the design and construction of an entire project, interweaving elements like entertainment, education, interaction, interpretation, history, and more. As evidenced in projects we've undertaken we have the ability to not only design, but to market these visions as well. Our plans can physically transform a place by creating character, venues, and events that support the Experience story as well as create an economically viable environment that can enhance quality of life, drive economic development, create new jobs, and recruit and retain employees.

UNIQUE CAPABILITIES / Vandewalle & Associates, Inc.

PUBLIC PARTICIPATION

Central to any credible planning effort is a program to effectively engage the public, project area property owners, and key development interests. Our Project Team excels in crafting and managing effective and interactive participation approached in all our projects. Meaningful participation assures that the end product reflects the wishes and desires of the community and is understood and accepted by the development community.

Vandewalle & Associates places a strong emphasis on public and local government participation in all planning processes. Throughout the planning process we work to form partnerships that will smoothly move the plan document to implementation. By integrating our knowledge and experience with community desires, we produce plans that are community-driven and truly implementable.



KEY PERSONNEL / Vandewalle & Associates, Inc.



BRIAN MUNSON
Principal, Neighborhood Design & Development Facilitation

Brian Munson leads the Development Services initiatives focused at advancing the art of neighborhood design, infill development, and project entitlement. This team specializes in creating diverse livable & sustainable communities and exciting urban projects from vision to implementation. Brian has led projects ranging from mixed-use infill/redevelopment sites to large-scale traditional neighborhoods and employment centers. Brian's experience in design, entitlement, and implementation enables him to guide multi-disciplinary design teams and municipal leaders through complex projects while staying grounded in market feasible outcomes.

Recent projects include Veridian Homes Heritage Hills Neighborhood, Waunakee Wisconsin (Neighborhood Design); Hilldale Mall, Madison, Wisconsin (Entitlement Assistance); Eagleview Partners, Cedar Falls, Iowa (Redevelopment); Downtown and Division Street Targeted Area Master Plan, Stevens Point, Wisconsin (Redevelopment Planning);

Core Campus Langdon Street Student Housing, Madison, Wisconsin (Entitlement).

EDUCATION

B.S. Landscape Architecture
University of Wisconsin
Madison, Wisconsin

PROFESSIONAL LICENSES, REGISTRATIONS, AND MEMBERSHIPS

- Associate, American Society of Landscape Architects
- Member, Congress for New Urbanism
- Licensed Realtor



KEY PERSONNEL / Vandewalle & Associates, Inc.



DEAN PROCTOR, AIA
Principal Architect & Designer

Dean Proctor is an architect, urban designer, and graphic communicator. He has more than 30 years of professional experience in design and management positions with architectural, urban design, and planning consulting firms. As a principal at Vandewalle & Associates, Dean helps shape the direction of the firm and serves as co-leader of the urban design and communications teams. His unique contributions include redevelopment collaboration and perspective illustrations, which are used to help clients envision the recommendations of the Vandewalle & Associates team.

Redevelopment, design, and communication issues are the focus of Dean's work. He develops "experience" and interpretive concepts for unique places and redevelopment concepts for critical urban sites. He creates design guidelines for a wide variety of settings from urban to rural and serves communities with design review assistance. His work includes regional, land, and site planning; sub-area master planning; contextual urban and architectural design; waterfront design; landscape character analysis and protection; and historic preservation consulting. He shapes and assists in the development of the firm's communication tools. Dean works with project redevelopment teams on on-going consulting endeavors, and envisions team recommendations through creative design illustrations.

Dean joined Vandewalle & Associates in 1999 after working with the firm extensively as a sub-consultant for several years. During that time, he served a wide variety of clients through Dean Proctor Design. Earlier in his career, Dean was a senior designer with Camiros/Discovery Group, Ltd. and served as project architect and manager with several architectural firms.

For projects ranging in scale from detailed site and building design to regional planning issues, Dean is a key team member. Examples of Dean's ongoing projects include Eau Claire, Racine, and Madison, Wisconsin; Waterloo and Ottumwa, Iowa; and Muncie, Indiana. Some key projects that exemplify Dean's talents are Muncie Riverfront Plaza and Cultural Trail, Eau Claire Cannery District, Nolen Centennial Project, Madison Cultural Plan, and Janesville Town Square.

EDUCATION

- M.A. Landscape Architecture
University of Wisconsin - Madison, Wisconsin
- B.Arch. Architecture
Six-Year Professional Practice Program
University of Cincinnati - Cincinnati, Ohio

PROFESSIONAL LICENSES & MEMBERSHIPS

- Registered Architect, Indiana #4304
- NCARB Certification #85919
- Member, American Institute of Architects
- Member, American Society of Landscape Architects



COMPANY OVERVIEW / Engineered Construction, Inc.

OUR MISSION: "CREATING ENVIRONMENTS THAT BUILD OUR PARTNERS' DREAMS"

We bring your vision to fruition in the most cost effective and high quality manner possible. Every project is approached with a focus on honesty, mutual respect and a commitment to excellence.



ENGINEERED CONSTRUCTION, INC.

About Us

Located in the Madison region for over 30 years, Engineered Construction is an industry leader in commercial construction and restoration. We see working with our clients as a team approach: our position as a single point of responsibility to customers ensures that adversarial relationships and cost and schedule overruns are avoided. Always an industry leader, Engineered Construction focuses on providing responsible controls in areas of safety, scheduling, product selection and overall craftsmanship.

Engineered Construction is dedicated to providing a safe and healthy workplace for our most important resources: our employees, subcontractors and partners. The results of these efforts continue to win us numerous awards at the national and state level, including the ABC National Safety Excellence Award, which we've won every year since 2004.



UNIQUE CAPABILITIES / Engineered Construction, Inc.

GENERAL CONTRACTING

You name it, we build it. At Engineered Construction, we pride ourselves on providing General Contracting Services that exceed expectations and industry standards in workmanship, customer service and safety.

DESIGN & BUILD

As a design/build firm, Engineered Construction provides you a single point of responsibility throughout your entire project, from design and permits to construction. We'll take care of every detail until the day we hand you the keys.

FIRE SMOKE WATER DAMAGE

Our Immediate Response Program (IRP), puts us at your service 24 hours a day, 365 days a year. We work on your behalf directly with your insurance carrier to coordinate all necessary contractors and ensure a smooth recovery and get you back in your home or business as soon as possible.

CONSTRUCTION SAFETY

We strive to achieve our goal of zero work-related injuries and illnesses through rigorous safety rules and training. For example, our employees receive annual CPR and first aid training from the Red Cross.



KEY PERSONNEL / Engineered Construction, Inc.



DAVID LOMBARDO

President

Mr. Lombardo leads EC with a commitment to bringing Excellence and Value to every customer. He has a degree in construction management and continues to study the business through independent study, structured courses and that best teacher, experience. His entire 25 year business career has been in construction management. Mr. Lombardo also serves as director for several other organizations including financial and non-profit. Mr. Lombardo is heavily involved in the internal management of all projects at Engineered Construction.

EDUCATION/TRAINING:

B.S. - Construction Management and Business, University of Wisconsin-Platteville



FOR MORE INFORMATION about the Vision and Concepts for the Sugar Creek Elementary Site and its components, please contact us at:

Steve Brown Apartments
120 West Gorham Street, Madison
Phone: (608) 255-7100

Vision, graphics and document prepared by Vandewalle & Associates.



May 18, 2020
CDA presentation
Steve Brown Apartments



**Alexander
Company**

brownhouse
ARCHITECTURE • INTERIOR DESIGN

vierbicher
planners | engineers | advisors



SUGAR CREEK ELEMENTARY SITE

Vision for Verona's Next Dynamic Community Hub

A PROPOSAL FOR THE CITY OF VERONA | APRIL 27, 2020



A VISION FOR VERONA'S FUTURE ROOTED IN ITS PAST

The vision for this development is an inspiring, multi-generational, pedestrian-friendly community hub knit into the heart of Hometown, USA. This lively destination has a "city scene" vibe that draws people in with its cohesive mix of park and cultural facilities, intriguing experiential activities, and a vibrant mix of street-facing shops—all flanked by a blend of multi-family housing.

Key components include:

- Community anchor with a civic plaza and open space to accommodate a variety of community events and programming
- Rehabilitation of the historic schoolhouse, returning it to the community it was built to serve through a public-private partnership
- 10,000 sq. ft. of commercial space
- 132 multi-family units - market rate
- 104 multi-family units - affordable workforce

LED BY A TEAM OF STRONG, LOCAL DEVELOPERS



STEVE BROWN APARTMENTS AND THE ALEXANDER COMPANY, CO-DEVELOPERS

With over 70 years of combined experience in creating sustainable, thriving communities in Dane County and beyond, the development team is uniquely positioned to turn the following proposal into a reality for the City of Verona.

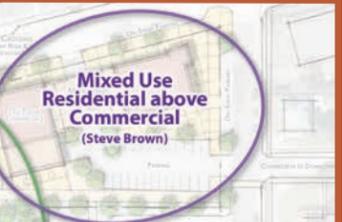
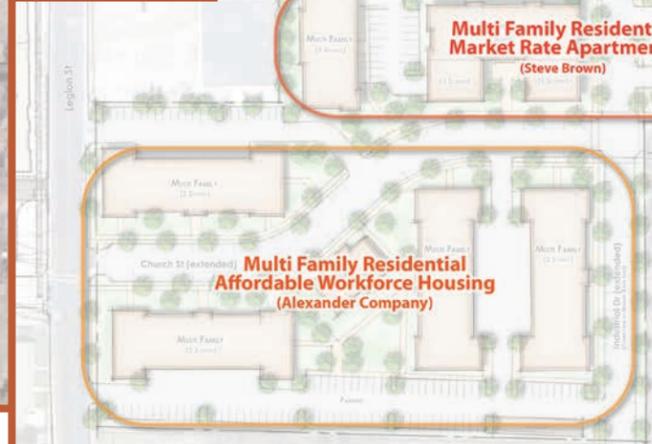
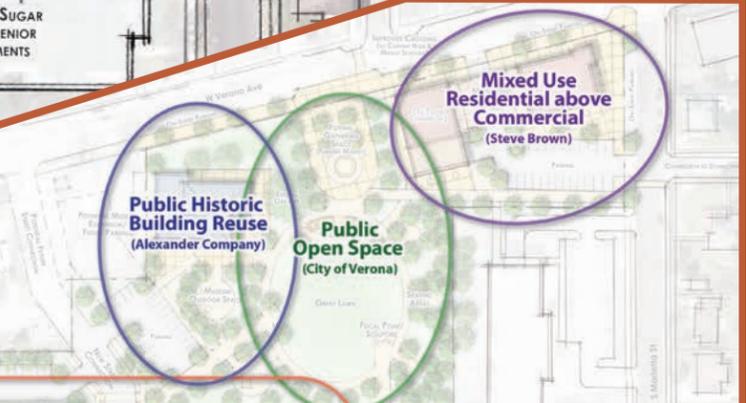
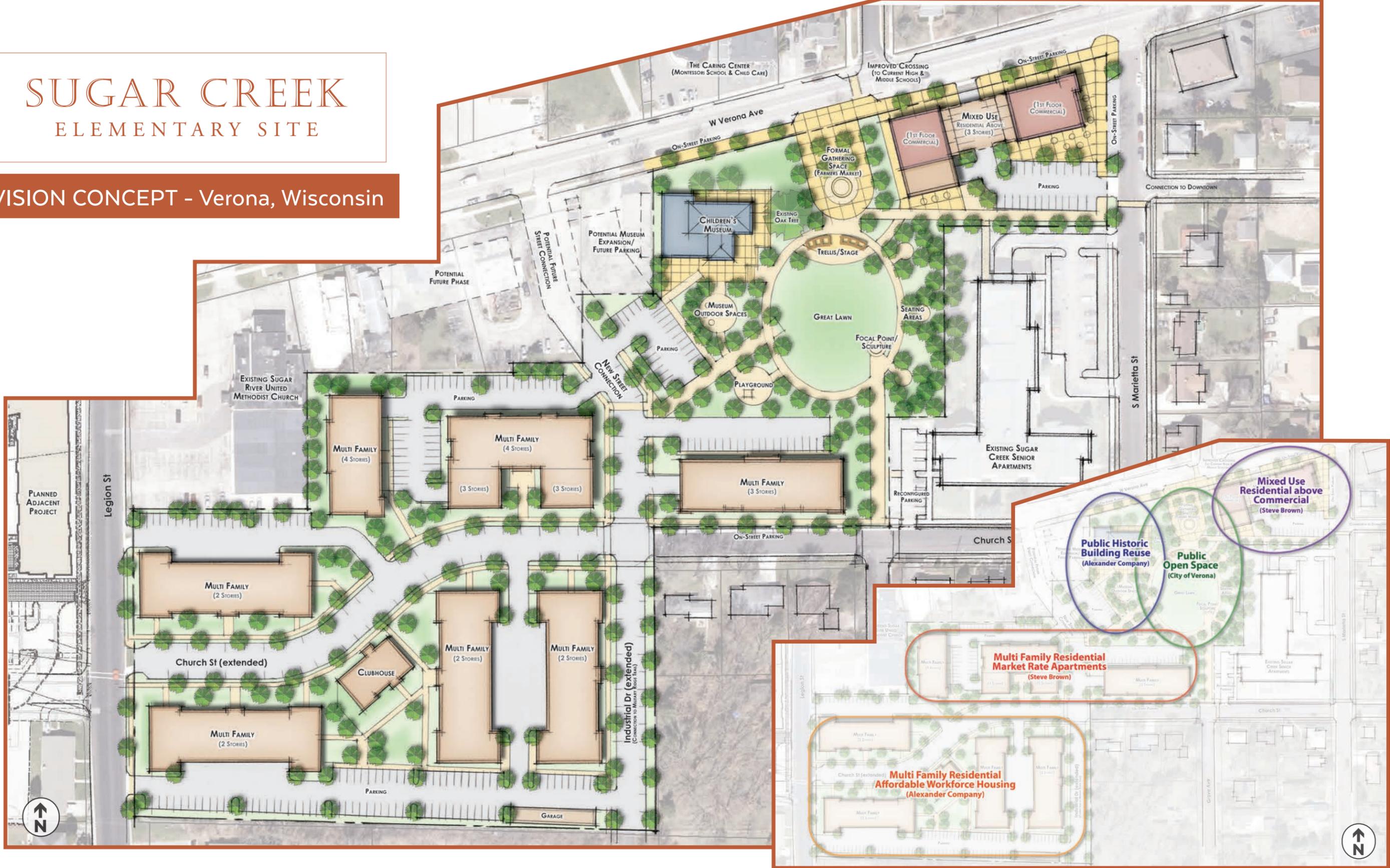
As the current owner of the parcel located at 100 S. Mariette Street - an integral component of making this a cohesive redevelopment effort, Steve Brown Apartments will bring new and distinct market rate multi-family housing and retail options to the community, anchoring the site as a vibrant, community hub. Well-curated, authentic, and respectful to the historic nature of the site, this new destination will boast the fresh retail conveniences and dining options the growing neighborhood deserves.

The Alexander Company, with extensive history in historic preservation, master-planned communities, and public-private partnerships, will bring affordable, workforce multi-family housing in addition to reimagining the iconic, historic schoolhouse through a partnership with the City of Verona. The diverse nature and success of Alexander Company projects demonstrates their expertise in creating complex financial structures with multiple funding sources to minimize the City of Verona's contribution and tax impact.

Both Steve Brown Apartments and The Alexander Company are local, Dane County real estate development firms with long-reaching community roots and prior development experience in the City of Verona. Many of our team members call Verona home, with children attending the Sugar Creek School. We have approached, and present, this proposal as stakeholders in the Verona community.

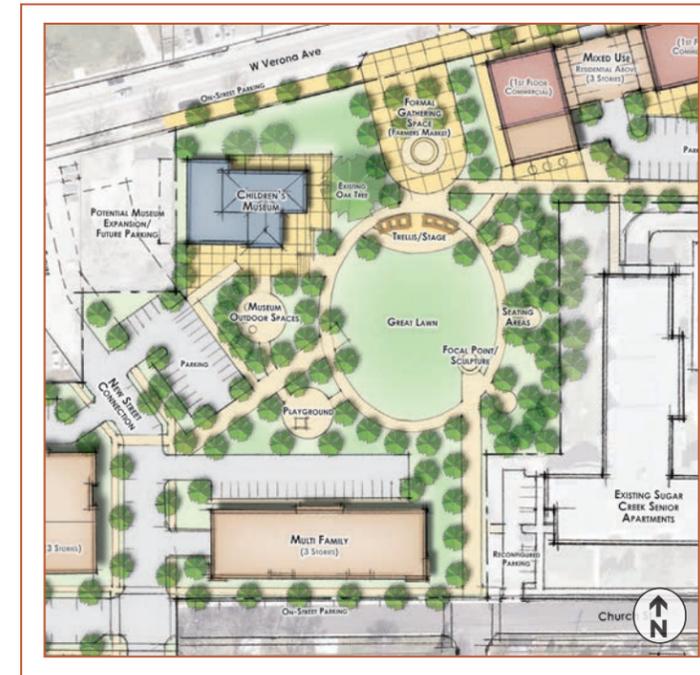
SUGAR CREEK ELEMENTARY SITE

VISION CONCEPT - Verona, Wisconsin





BIRDSEYE VIEW LOOKING SOUTHWEST



POTENTIAL USES WILL BE EXPLORED AND DEVELOPED WITH THE COMMUNITY THROUGH A PUBLIC-PRIVATE PARTNERSHIP WITH THE CITY

A Community Anchor

At the heart of every community is a gathering space. This component forms the central hub of the development district—connecting neighborhoods, multiple generational activities, pedestrian and bike traffic, village-style commercial, and the rest of downtown. Ideally located, the area has a visible presence on W. Verona Ave. and serves as a welcoming front door.

Through a public-private partnership the development team will work with the City in selecting desired uses for exterior civic spaces, the historic schoolhouse, and the development as a whole.

PLAZA POTENTIAL INCLUDES

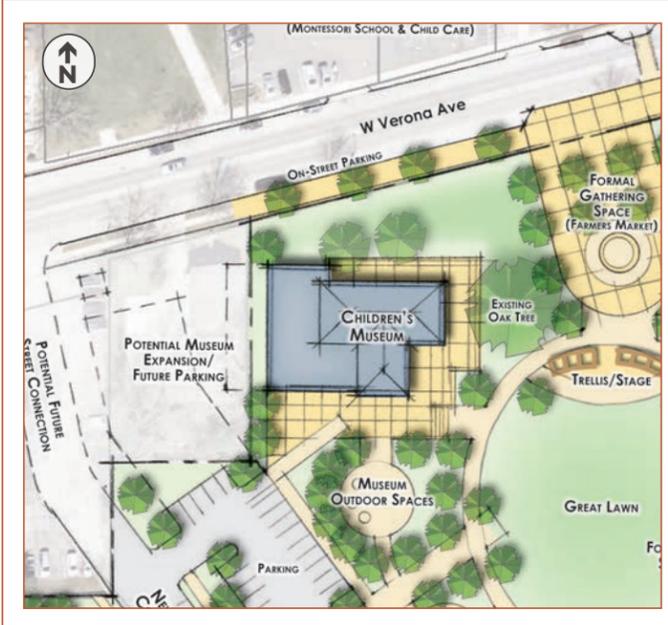
- Community center
- Performance space
- Year-round activities including, farmers markets, art cart, reading hours, art installations, holiday lights and tree lighting, night markets, vintage pop-up markets

CENTRAL SPACE POTENTIAL INCLUDES

- Central great lawn feature
- Option for a pool, pickle ball courts
- Special events and daily uses including outdoor movies, music, yoga, ice skating, frisbee
- Connects retail, residential neighborhoods, and historic community anchor



BIRDSEYE VIEW LOOKING SOUTHWEST



Adaptive Reuse

HISTORIC NEW CENTURY SCHOOL

The adaptive reuse of this iconic, historic structure offers an opportunity to return the building to the community it was built to serve in 1907.

The development team has successfully renovated over 100 historic structures in accordance with the National Park Services' standards and will manage the application process for listing the property on the National Register of Historic Places.

Furthermore, the development team has particular expertise in creating complex financial structures to minimize a non-profit organization's contribution and tax impact. Those funding sources include but aren't limited to the use of Tax Increment Financing, Historic Tax Credits, Low-Income Housing Tax Credits, and state and federal economic development grants.

We call particular attention to two project profiles outlined later in this proposal - Beloit Powerhouse and Goodman Community Center. These historic, civic spaces are both examples of public/private partnerships that were brought to fruition through The Alexander Company's expertise in financial structuring and securing funds.



A Joint Venture

BY THE COMMUNITY, FOR THE COMMUNITY

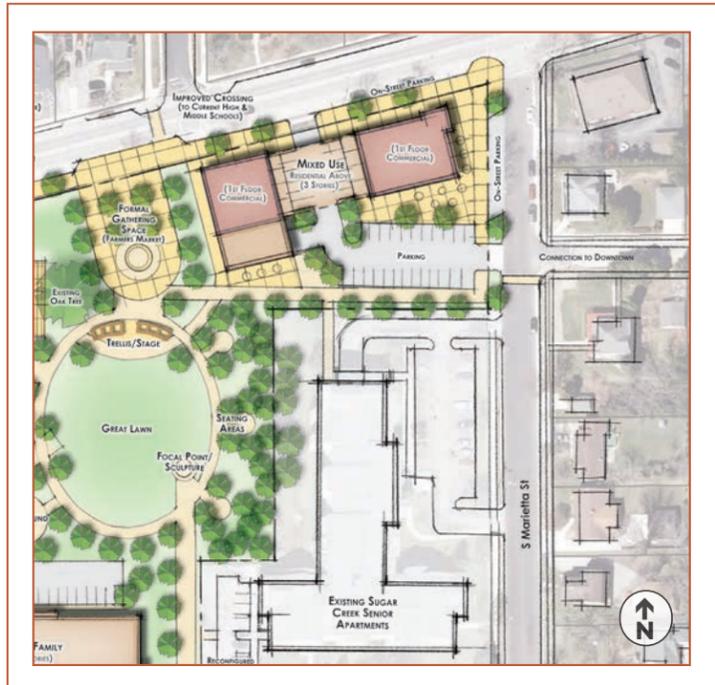
The development team will engage the community through a public-private partnership with the City to determine desired uses and programming for this civic space. Potential uses include but aren't limited to:

- Children's museum
- Community center
- Non-profit headquarters
- Maker space

At the City's election, the development team is also open to rehabilitating this space for private use, such as retail or housing, if a viable civic use is unable to be determined.



BIRDSEYE VIEW LOOKING SOUTHWEST



Mixed-Use Center

As the owner of the property at 100 S. Marietta St, our team is uniquely positioned to redevelop the corner of W. Verona Ave and S. Marietta St. In this critical location we propose a mixed-use product to anchor the larger project and to establish a link between the existing downtown and the newly created destination district. This building and its location will establish the gateway to the public spaces and retail offerings by providing much needed street activation and visual interest.

WALKABLE, EXPERIENTIAL RETAIL: 10,000 SQ. FT.

- Retail and dining with integrated eating areas on ground floor
- Hosted off the Civic Plaza and Open Space, helping create a “town square” feel
- Uses may include children’s retailers, bakery, fitness center with integrated outdoor space, restaurant or coffee shop, unique retail
- Surface parking for customers

RESIDENTIAL: 20 APARTMENTS

- Residential lofts on floors two and three above retail
- Underground parking for residents
- Opportunity for rooftop amenities that interact with and enhance public spaces below





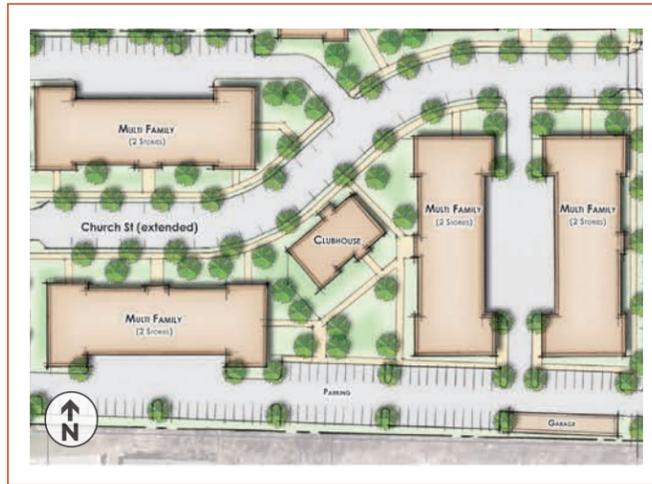
MARKET RATE Residential Apartments

This aspect of the project is critical to the overall financial success of the proposed public improvements. Steve Brown Apartments in conjunction with Brownhouse is proposing 112 apartments executed in our hallmark style of market-leading aesthetics and quality.

DIVERSE MIX OF ATTRACTIVE RENTALS

- Homes with one-, two- and three-bedroom units
- Rooftop amenities
- Potential residential amenities include: bike repair, gym, fitness studio, dog wash, clubhouse, etc.
- On-site management





AFFORDABLE WORKFORCE Residential Apartments

The Alexander Company is proposing 104 units of high-quality, affordable, workforce housing.

- Two-story, multi-family buildings with tuck-under parking, private entries, and thoughtfully elevated features and finishes
- Potential amenity features include a centralized club house, a fitness center, community kitchen, maker space, bicycle storage and service center, co-working space, game lounge, outdoor living room, and a community grilling area
- Will serve those with moderate incomes - 50%, 60% and 70% of county median incomes. Assuming a household of 1.5 people, maximum income limits range from \$35,050 to \$49,070, with the average one- and two-bedroom apartment rental rates of \$760 and \$915
- Engaged on-site management and effective on-site maintenance staff

A tour of Artisan Village in Madison, Wisconsin - the community the proposed housing is modeled after, is encouraged and can be provided by The Alexander Company.



Why is affordable, workforce housing important?

With housing costs rising faster than income generally, and with limited resources to build affordable housing, many believe we have reached a national affordable housing crisis. Dane County is no exception, which is why many of our community leaders have sought to encourage affordable housing development through creative public-private partnerships. Through these partnerships, local incentives are often used along with private capital to compete for state and federal affordable housing resources that make a project viable.

Who will live there?

While there has been a boom in high-end market rate apartments little has been done catering to those with moderate income levels. The proposed housing will provide clean, safe, attractive and affordable housing to the surrounding workforce. This may consist of teachers, clerical staff, entry-level first responders, and the creative class. The proposed housing allows employees to live close to where they work and play, reduces commute times and fuel consumption, and ensures a diverse and vibrant community.



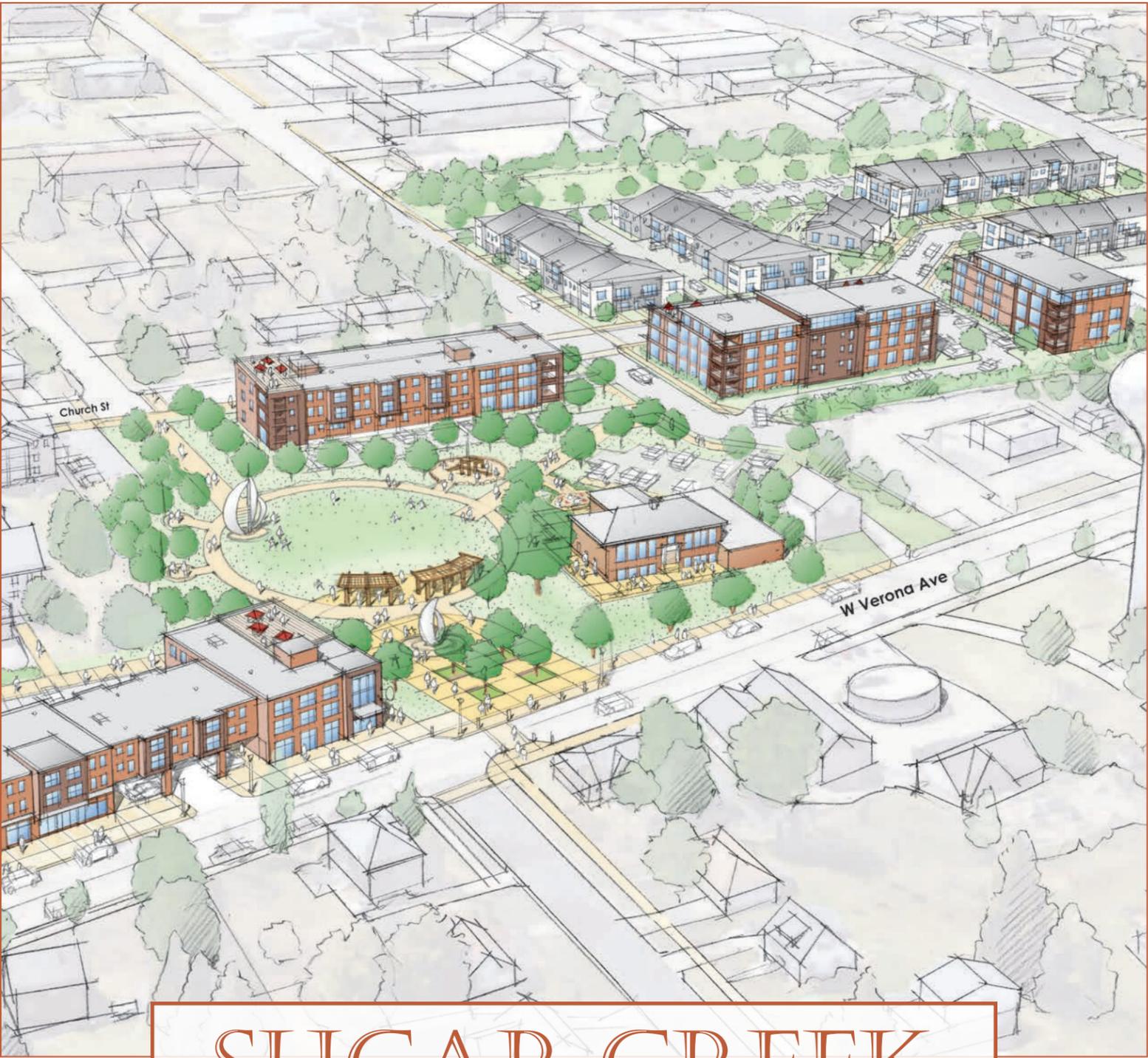
Community Listening in the Days of Social Distancing

With companies, institutions, and workers striving to keep the momentum going while handling business remotely, the development team has ready access to a diverse array of web tools to keep projects moving, information flowing freely, and all team members on the same page: These include:

- Virtual Public Open House – a live webinar-style presentation can enable participation from residents from their homes. The recorded meeting can be posted on the City website along with opportunities to comment online
- Online surveys through SurveyMonkey or Polco
- Broadcast announcements through email
- PowerPoint presentations recorded with full audio and the option to auto advance, which can be distributed electronically

SECTION THREE: FINANCIAL VIABILITY





**SUGAR CREEK
ELEMENTARY SITE**
Vision for Verona's Next Dynamic Community Hub

VERONA COMMUNITY BENEFITS

Adds a new civic gathering space and destination

By creating a public plaza as the hub of this development on the west end of downtown, and infusing community pride and activity into the creative reuse of a restored schoolhouse, this site becomes a cultural magnet that will draw residents and visitors of all ages and backgrounds for a variety of uses and experiences.

Builds a distinct Verona identity

This walkable core is highly visible, with an identity that can strengthen the lively heartbeat of a memorable, "hometown" personality for Verona. This identity is anchored by an existing historic structure and new architecture that builds on Verona's history.

Respects and restores a piece of Verona's history—Verona's first graded school

Respectfully restored and thoughtfully adapted to anchor a culturally-infused and multi-use centerpiece for the community, Verona's original graded schoolhouse becomes a distinctive community anchor. Possible uses include a children's museum or other creative and activity-generating reuse.

Adds much needed affordable workforce housing

Verona's population is growing, and construction costs are ever-increasing, leaving rental rates to outpace income for a lot of individuals and families. The proposed workforce housing will provide clean, safe, attractive and affordable housing options to Verona's creative class, teachers, entry-level first responders, and more.

Energizes Verona with new places to shop, live and dine

The proposed plan offers a variety of street-facing, experiential retail that are well integrated and walkable to an attractive mix of new housing. The entire Sugar Creek area is well connected to the heart of Verona and its downtown, helping to create a vibrant flow of people and activity.

Expands on the heart and soul of the community

- Walkable core connected to downtown and neighborhoods
- Multi-generational
- An irresistible blend of old and new, appealing to young professionals and families
- Providing intrigue, education, gathering and activity spaces, and memorable experiences for all

Becomes the catalyst for more

- Jump-starting future developments and revitalizations in this new city center by lending a ready identity and momentum
- Driving workforce and family attraction/retention by making Verona a place enterprising people and families want to land, live, and grow their family story

Sustainable now and for the future

- Meets Green-Built Home Standards
- Limits sprawl
- Walkable location limits the need for a vehicle and sustains current/future Main Street businesses
- Urban infill site is already served by urban services, bus routes, and utilities, better using public resources

June 2, 2020
CDA presentation
Steve Brown Apartments

SUGAR CREEK ELEMENTARY SITE

Vision for Verona's Next Dynamic Community Hub



Thank You.

We thank Mayor Diaz, City Staff, and the Community Development Authority for the opportunity to present our vision for the redevelopment of the Sugar Creek School site. While the proposal we presented is ambitious, the unique opportunity to redevelop a 12-acre urban infill site deserves ambition and vision. Especially when the centerpiece of that ambition is a direct investment in and for the community. Our proposal isn't just "another development project." It's a holistic approach designed to fully activate this particular site and achieve something iconic for Verona. We want to be your partners in re-imagining the heart of Hometown U.S.A. We know it can be done, because, simply put, it's what we do.

The Community Vision.

This process began by developing and focusing on a vision for a community asset. In the heart of every community is a gathering space, and in this case the gathering space is dynamic, flexible, and functions year-round. It's placement along West Verona Avenue sets it as an anchor for a community who values visibility and civic function over development potential. This is not a pocket park or an amenity for the apartments. This is the place to host 4th of July celebrations, outdoor movies, holiday tree lightings, art carts, food trucks, and concerts. This is where you meet grandparents to eat ice cream and fly kites or drink hot chocolate after ice skating under the lights. We believe it can be anchored by a destination-worthy use in the New Century School - potentially an innovative children's museum, giving life to that structure beyond rehabilitation and returning it to the community it was built to serve. This community space is further activated by walkable retail and high-quality market rate and affordable, workforce apartments.

The Investment.

As local family-operated firms, we understand the importance of long-term planning and being selective in our investments, and we expect the same from our partners. Our plan will not be achieved without public and private investment, and we're not attempting to soft-pedal it as such. It will be a fiscally sound investment that creates a balance between housing diversity, tax base, and long-term public benefit. It's also an investment that can be scaled based on the final, agreed-upon vision.

The demolition of Sugar Creek School and construction of the public roads and infrastructure are anticipated to cost approximately \$3M - hard bids and final scope will solidify this cost.

The financial projections for the affordable, workforce housing component results in a gap of approximately \$3M. Two main factors drive this gap:

1. Our assumed sources of capital.

We are currently only assuming access to the 4% Federal Tax Credit. This is the least competitive source of funding and, in our experience, a reliable expectation. There are other sources of capital that are less reliable, which we will pursue and this gap will be reduced by the funds awarded. We chose not to presume receipt of those funds to present an accurate financial picture.

2. The way we have chosen to do business.

There are ways to reduce costs on paper in order to be awarded a project or close a deal. Instead, we prefer to use sound financial projections to assure strong, long-term management and project stability well beyond the first year of operation. Our residents deserve to have high-quality housing that is attentively managed and maintained. Verona deserves a high-caliber product for it's workforce and that is what we'll deliver.

The final third or \$3M is tied to the vision. The opportunities are endless, and we will work with you and the community to re-imagine the space. Ultimately, you'll decide what the final product looks like and the private development components will provide a mechanism to fund the vision.

The Best Solution for Verona.

With our experience and collective expertise, our team is confident that we can deliver this vision in partnership with the City. However, this isn't just about bricks and mortar or filling a construction calendar. It's about repositioning the western edge of downtown to create a vibrant addition to the community. We build and maintain quality for the long-term and are selective about where we make that investment. Our vision for the Sugar Creek Elementary School struck a chord with our team by setting the focus on community, and we hope that it resonates with you as well.

Sincerely,





Alexander
Company

brownhouse
COMMUNITY DEVELOPMENT

vierbicher
planners | engineers | advisors



VANDEWALLE &
ASSOCIATES, INC.
Shopping Centers • Mixed-Use • Community



ENGINEERED CONSTRUCTION, INC.

RFP
McKenzie Apartment Company

SUGAR CREEK SCHOOL RFP

VERONA CDA

SUBMITTED BY
MCKENZIE APARTMENT COMPANY

APRIL 27, 2020





MCKENZIE APARTMENT COMPANY PROPOSAL

Executive Summary

- 226 market rate apartment units (studio, 1-bedroom, 2-bedroom)
- 92 affordable apartment units (studio, 1-bedroom, 2-bedroom, 3-bedroom)
- New Century School converted to community use.
- New community pool and bath house constructed and donated to City of Verona or designated operating entity
- New multi use park with bandstand
- New playground facility

Our vision is to create a multifamily neighborhood with a diverse mix of market rate and affordable units. The density makes efficient use of this 12+ acre property within walking distance of adjacent retail businesses and services. This will help meet the high demand for workforce housing near employment and generate new customers for the area businesses.

The New Century School will be repurposed for a community use. The building will require substantial renovation with outreach to the community to better understand its viability. At this time we do not have a specific proposal but would anticipate donating it to a nonprofit group. Possible uses could be a Boys & Girls Club Facility similar to the recently completed McKenzie Family Boys and Girls Club in Sun Prairie, co-working facility, business incubator space, community center or skilled trades training center. An initiative to build and operate a skilled trades facility is already underway. The Madison area builders association and The Boys and Girls Club of Dane County boards of directors have approved of a partnership to create this and is considering options.

We will work with city officials or designates to design and construct a 6 or 8 lane lap pool with diving well and associated bathhouse, deck and fence. Upon completion this public pool will be donated to the City of Verona or an entity designated by the city.

We will construct a multi-use pocket park on approximately 0.7 acres. This park will include a bandstand for summer concerts, theatre performances, or other public gatherings. When not in use for such events, the park provides a restful contemplative space. Open space in the park can be used for a farmers market, group gatherings and other community functions.

Adjacent to the pool and park we will construct a playground on approximately 4000 square feet. The playground will include a play structure including climbing structures, slides, swings and multiple platforms.

Approach

McKenzie Apartment Company (MAC) will be the prime developer. As such, MAC will coordinate and be primarily responsible for all aspects of the development. With nearly 30 years of successful local development experience MAC has projects in Verona, Madison and Middleton, WI.

The firm is well known for its ability to work with government and interested parties to create high quality, pride of ownership properties that are an asset to the community. Our award winning properties receive consistently positive reviews from our residents and neighbors alike. In 2019 MAC received a prestigious



MCKENZIE APARTMENT COMPANY PROPOSAL

J. Turner Research award as the 36th highest rated property out of 115,000 properties nationwide that were analyzed for online reputation. 3 other MAC properties rated in the top 1% of properties nationally. This was the highest rating of any apartment company in the state of Wisconsin.

The design of the apartments will be subject to the typical approval process for any such project. An initial concept design will be presented to and discussed with city staff and interested citizens.

We will engage in a dialog and respond to input in a reasoned and cooperative manner. We are only interested in first class, state of the art design. Our dedication to quality and innovation can be appreciated by examining our portfolio of properties at www.McKenzie-Apartments.com.

The pool, bathhouse, playground and pocket park design (the Public Facilities) will involve substantially more community input. We are open to changes in concept or design to meet the desires of the city and community. It would seem most efficient to establish a working group or committee to work with us to explore options.

As you can see from our proposal, we have presented concept plans and a budget for the Public Facilities. Our approach would be to provide a specific level of funding as presented in this package. The committee would work with us to establish a specific design and implementation plan for approval by the city. Any funds available after completion of the Public Facilities will be distributed to the City of Verona. If the city desires improvements above the funding amount these additions need to come from another source. However our initial research indicates that there seems to be sufficient funds from our contribution amount to complete our proposed improvements.

Lead Development: McKenzie Apartment Company www.mckenzie-apartments.com *bio later in package*

Lead Architect: Knothe & Bruce www.knothebruce.com

Knothe & Bruce is an award-winning architecture and design firm in Madison, Wisconsin. They have experience in a wide range of projects – from multi-family, mixed use, historic renovations to modern mid-rise apartments, and from student housing to senior housing campuses. While most of their work is in the Madison area they also work throughout Wisconsin, Illinois, Iowa and Colorado focusing on 10 to 15 projects per year. Regardless of the project or locale, they collaborate closely with their clients providing a full range of residential and commercial architectural services.

Founded in 1974 they have diligently pursued the best designs and the highest quality construction possible for all of their clients. They bring a vast amount of experience to each project that they do. Their 7 licensed architects and 8 staff professionals work collaboratively with their clients to enhance the design and function of the living environments they create. They design for the market, for future residents, and for the community, not for themselves. They understand the development realities such as public approvals, market demand, and construction cost. They embrace them in their program and design process. They consider the most important measure of their success is the success of their clients.



MCKENZIE APARTMENT COMPANY PROPOSAL

Affordable Housing Developer: Stone House Development, Inc. www.stonehousedevlopment.com

Stone House Development, Inc. is a leading developer of multi-family properties using Section 42 and Historic Tax Credits. As developer and property manager, Stone House is responsible for securing all necessary project financing, including equity; supervising the project's design, construction, and marketing; and providing long term management of the project. Development services include: Approvals, Financing, Site Selection, Construction & Design Supervision, Financial Feasibility, LIHTC Application Process

Engineer: Vierbicher www.vierbicher.com

Vierbicher is a team of planners, engineers, landscape architects and surveyors committed to providing the highest level of skill and expertise to clients throughout Wisconsin and the Upper Midwest. Their multi-disciplined, team-based approach enables them to combine their strengths and bring unique perspective to a wide range of projects.

Having this diverse in-house experience provides many benefits to their clients, including creative solutions, efficient project flow and cost-effective results. They have been delivering unmatched customer service to private and municipal clients for over 40 years, and it has been a cornerstone of their success in this highly competitive field.

Public Space Design: Saiki Design www.ksd-la.com

Saiki Design is an award-winning firm specializing in landscape architecture and sustainable site design. Organized in 1989, the company provides services to both public and private clientele with project locations throughout the State of Wisconsin and the upper Midwest. They treat all of their projects as unique challenges. They do not apply previously developed solutions, although they lean heavily upon the collective wisdom and experience of their own staff, their collaborators and clients. They know that they are practicing in a world that is changing; therefore, they are committed to continued learning and teaching. Currently, Saiki Design is an office with over 100 years of combined staff experience in landscape architecture. Their staff includes professional landscape architects, LEED accredited professionals, public artists, master gardeners, designers with degrees in landscape architecture, and student interns.

Landscape Design: Olson Toon www.olsontoon.com

The company began in February 1997. Madison's robust construction market and Olson Toon's high-quality workmanship immediately transformed the firm into one of the area's premier design-build, landscaping firms.

Olson Toon is striving to be the most complete outdoor service company in Dane County. Highly trained specialists, committed to quality and service, lead all of their divisions. They know the value of customer service and satisfaction, and their goal is to give you the best experience possible.



MCKENZIE APARTMENT COMPANY PROPOSAL

Successful Urban Redevelopment Examples

McKenzie although primarily focused on new construction, as is this RFP, John McKenzie does have previous award-winning experience with design and rehab of a building of similar vintage as the New Century School.

In 1985 John McKenzie acquired the Palomar Hotel in Santa Cruz, California. This 100-room hotel with approximately 15,000 SF of commercial space was totally renovated and repurposed while preserving its' historic architecture. McKenzie and his business partners received an award for this work from the City of Santa Cruz, California.

*Please see attached company profiles for details of team member projects

Development Organizations Overview

Official Registered Name: McKenzie Apartment Company

Key Contact: Jack McKenzie

Phone: (608) 831-7800 // Cell: (608) 438-3131

Jack@McKenzie-Apartments.com

Signatory for contracts: John S McKenzie

History: John McKenzie has over 40 years of real estate experience. Please refer to the profile later in this package.

Level of Investment and Financial Viability

MAC proposes to acquire the property for \$3,288,000. It has sufficient cash reserves in excess of that amount. These funds will be used to construct some infrastructure and the public facilities presented in this package as follows:

Purchase Funds	\$3,288,000
School Demo and Asbestos Removal	-\$750,000
Site Work *	-\$414,000
Church Street Extension **	-\$377,000
Landscaping for Pool and Park	-\$75,000
6 Lane Pool	-\$850,000



MCKENZIE APARTMENT COMPANY PROPOSAL

Pool Deck and Fence	-\$75,000
Band Stand (Option 1)	-\$110,000
Pool Bathhouse	-\$500,000
Playground	<u>-\$60,000</u>
Subtotal	<u>-\$3,211,000</u>
Net Funds To Verona	\$77,000

* Site work includes all utilities, pavement and sidewalks needed to service the public facilities (pool, park, and playground)

** Actual Anticipated cost of the Church Street extension is \$754,000. The developer proposes to pay half the cost.

*** Bandstand Option 2 = \$70,000. Pictures provided in reference material.

**** Eight Lane Pool = \$950,000.

McKenzie Apartment Company will build the market rate apartments using McKenzie Construction Company. We have been the general contractor of our own apartments for over 30 years. We anticipate that the market rate apartments will be approximately \$37,000,000. 20% cash and 80% financing will fund this. Capitol Bank is the assumed lender. Financial information is available to confirm sufficient resources are available.

Stonehouse will manage the development of the affordable units. They will provide financial information upon request.

Park Fee Waiver:

A condition of this proposal is that the City of Verona agrees to waive all park impact fees in recognition of the substantial facilities constructed for the public.

Scope of Work:

Examples of apartments, pool, shelter and playground provided in reference material.

Timeline Action:

Developer Agreement Signed and Property Acquisition	November 2020
Community Engagement in Design and City Approvals	November 2020 – August 2021
Architectural Designs and Engineering	September 2021 – February 2021
Construction	March 2021 – June 2023



CONCEPTUAL SITE PLAN



MCKENZIE APARTMENT COMPANY PROPOSAL

PUBLIC POOL



Reference Photo: Lap pool & diving well



Reference Photo: Lap pool



MCKENZIE APARTMENT COMPANY

MCKENZIE APARTMENT COMPANY PROPOSAL

PLAYGROUND



LEE RECREATION, LLC

Providing Fun Across Wisconsin Since 1995
info@leerecreation.com • 260 W. Main Street • Cambridge, WI 53523

WWW.LEERECREATION.COM (800) 775-8937



NOVO TEARDROP TABLE



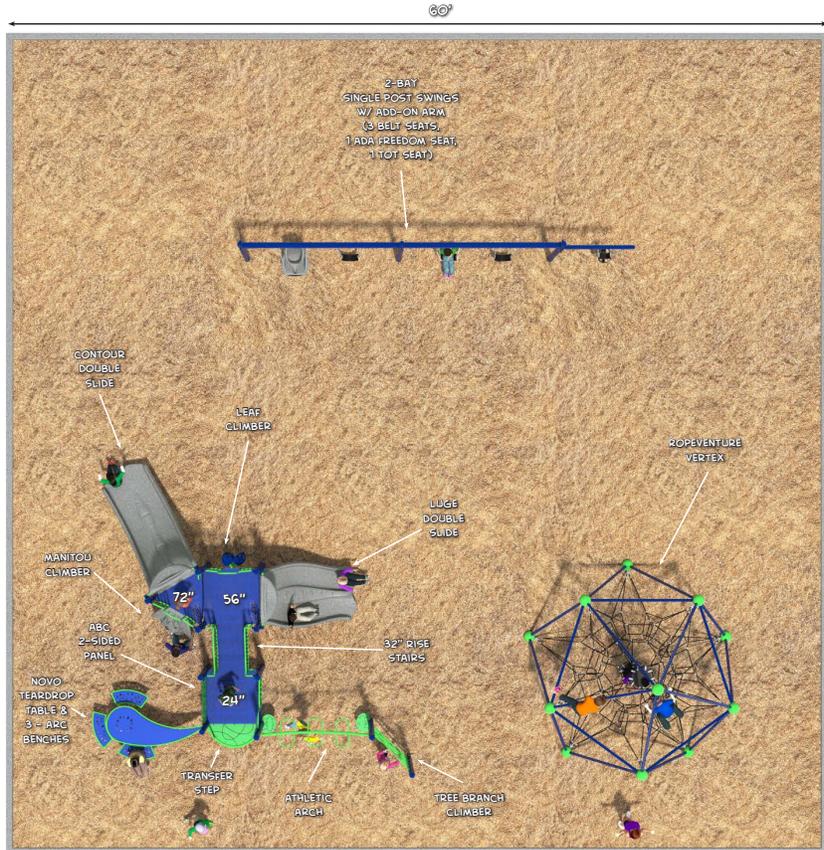
LUGE DOUBLE SLIDE



ROPEVENTURE VERTEX



ATHLETIC ARCH



CLICK ON THE PHOTOS TO WATCH VIDEOS ON VIMEO.COM



CONTOUR DOUBLE SLIDE



MANITOU CLIMBER

USE ZONE: 60' X 60'
 AGE RANGE: 5-12
 FALL HEIGHT: 8'
 # OF ACTIVE: 16
 PLAY EVENTS: 16
 COLORS: NAVY, LIME, BLUE AND GRANITE



PROPOSAL # 142-128922-1

MCKENZIE APARTMENTS

Proposed playground equipment



MCKENZIE
APARTMENT COMPANY

MCKENZIE APARTMENT COMPANY PROPOSAL

PLAYGROUND

WWW.LEERECREATION.COM • (800) 775-8937

MADE IN WISCONSIN
RECREATION SERVICES: 800-775-8937

LEE RECREATION, LLC
Providing Fun Across Wisconsin Since 1995
info@leerecreation.com • 260 W. Main Street • Cambridge, WI 53523

PROPOSAL #142-128922-1

MCKENZIE APARTMENTS

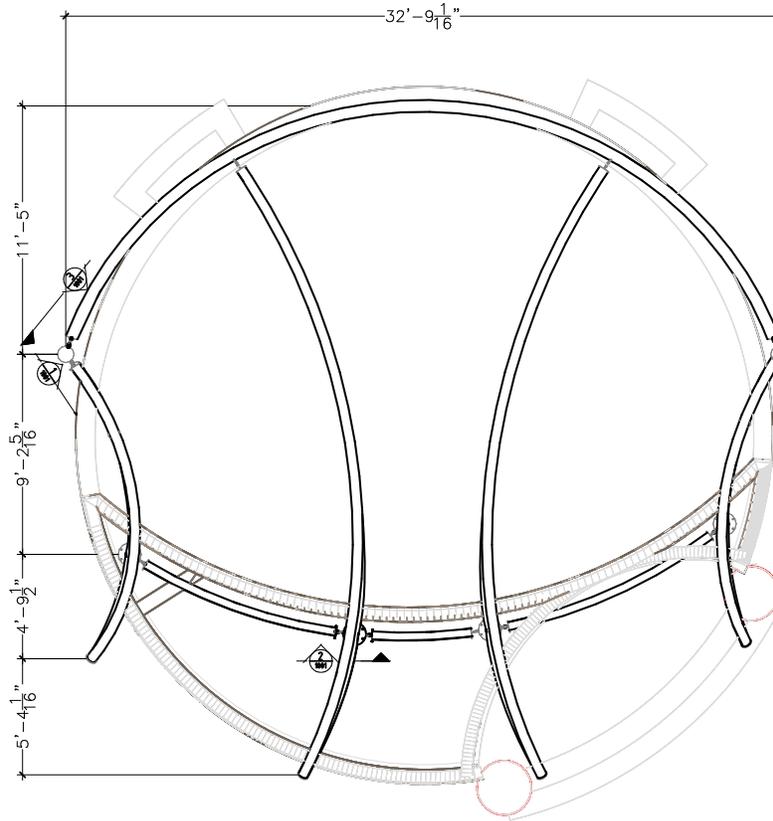
Burke
PLAY THAT MOVES YOU.

Proposed playground equipment

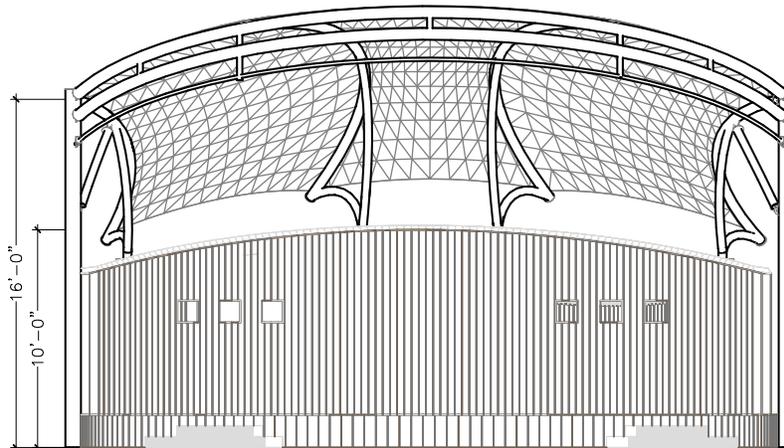
BANDSTAND OPTION 1



BANDSTAND OPTION 1



PLAN VIEW



FRONT ELEVATION



BANDSTAND OPTION 2



AMERICANA OUTDOORS #2 INDUSTRIAL DRIVE - SALEM, IL 62881 (800) 851-0865 - www.americana.com			
TITLE 24X48 NAVAJO MOCKUP			
SIZE	DATE	DWG NO	REV
	04/09/20		
SCALE:		DRAWN: RD	SHEET 1 of 1



MCKENZIE
APARTMENT COMPANY

MCKENZIE APARTMENT COMPANY (MAC) PROFILE [see www.mckenzie-apartments.com]

At McKenzie Apartment Company we are truly invested in our residents and our apartment communities. We feel it's important to invest in our properties so they can thrive for years to come. It's also our goal to keep this business family owned and operated. Local control and personal involvement in management assures responsive management and accountability. Nestled in the rolling hills of Middleton, Verona, and Madison's West Side, our apartment communities are all designed around a single concept - making people feel good about coming home. Whatever makes you feel good about coming home, we think you'll find that and more at McKenzie Apartment Company properties.

With nearly 30 years of successful local development experience MAC has projects in Verona, Madison and Middleton, WI. The firm is well known for its ability to work with government and interested parties to create high quality, pride of ownership properties that are an asset to the community. Our award winning properties receive consistently positive reviews from our

residents and neighbors alike. In 2019 MAC received a prestigious J. Turner Research award as the 36th highest rated property out of 115,000 properties nationwide that were analyzed for online reputation. Four other MAC properties received the elite 1% award for the top 1% award of properties nationally. This is the highest rating of any apartment company in the state of Wisconsin.



Siena Ridge Apartments in Verona, WI



MCKENZIE
APARTMENT COMPANY



John McKenzie

Owner of McKenzie Apartment Company

John began his real estate career in Houston, Texas with Gerald D Hines Interests (now Hines) in 1979. Initially he worked in property management on the 575,000 sq/ft Central Trust Center in Cincinnati but was soon promoted to the development group where he worked building the 1,000,000 sq/ft Seafirst Fifth Avenue Plaza in Seattle, and then the 1,800,000 sq/ft 101 California building in San Francisco. He left Hines in 1984 to form a partnership McKenzie-Smith in California. The

company purchased and renovated historic hotels in Santa Cruz California, Watsonville California, Merced California, Corvallis Oregon, and Longview Washington. The firm also built and sold a retail strip center in Capitola California.

In 1989 John returned to Madison and within a year started construction on the 122 unit Highland Ridge Apartments in Middleton, with his father Richard and brother Tim as partners. He then developed the 84 unit Prairie Hills condominium project, 146 unit Boulder Creek Apartments, 172 unit Waterside Apartments, 196 unit Blackhawk Trails Apartments, and the 493 lot Blackhawk Neighborhood in Madison. Most recently he completed the 96 unit Siena Ridge Apartments in Verona and the 286 unit Legacy Apartments in Madison. John is currently developing the 394 unit Timber Valley Apartments.

HISTORY

John McKenzie has 40+ years of real estate experience.

1979-1984: Gerald D Hines Interests. Worked in the project development group building approximately 3,000,000 SF of Central Business District Offices in Seattle, WA and San Francisco, CA.

1984-1989: Worked with a partner in California to acquire and renovate historic hotels.

1989-1991: Built 122 multifamily units at **Highland Ridge Apartments**, 5700 Highland Way, Middleton, WI.

1992 - Present: Developed the Blackhawk Subdivision in Madison, WI. Blackhawk includes 493 single-family houses, 58 condominiums, a church site and three apartment projects totaling 514 multifamily units.



Timber Valley Apartments in Verona, WI



MCKENZIE
APARTMENT COMPANY

1996-1999: **Boulder Creek Apartments**, 1080 N. Pleasant View Rd., Middleton, WI- 154 Units

1997-1999: **Prairie Hills Condominiums**, Dorchester Way, Madison, WI- 120 units

2000-2002: **Waterside Apartments**, 9201 Waterside St., Middleton, WI- 172 Units

2002-2005: **Blackhawk Trails Apartments**, 732 Bear Claw Way, Madison, WI- 196 Units



Waterside Apartments in Middleton, WI

2011-2013: **Siena Ridge Apartments**, 1290 Lucerne Dr., Verona, WI- 96 Units

2015-2017: **Legacy Apartments**, 9317 Glencoe Dr., Verona, WI- 286 Units

2017-2021: **Timber Valley Apartments**, 9622 Watts Rd., Verona, WI- 392 Units



Legacy Apartments in Verona, WI



MCKENZIE
APARTMENT COMPANY



Jack McKenzie
Construction Manager

A graduate of Verona Area High School and Edgewood College, Jack began working for McKenzie Apartment Company in 2011 managing 196 units at Blackhawk Trails.

In 2012 he began a new role as construction manager of Siena Ridge in Verona, a 96- unit project. While in charge of the construction Jack was responsible for the scheduling and budget for the project, as well as the initial lease up. Every building opened on time, on budget and each building leased up fully within the first two months after completion.

He served the same role for our Legacy Apartments project, which began construction in 2015. A substantially larger development, Legacy is 286 and took three years to complete. Again, all budgetary and scheduling projections were met.

At the same time, Jack also began to assume a larger role in the management of the entire McKenzie Apartment Company portfolio. With over 1300 units and six property managers this role requires planning, problem solving and leadership to maintain our properties at the highest level.

In 2017 Jack continued his role as construction manager of Timber Valley Apartments. When completed Timber Valley will consist of 392 units and cost of construction will exceed \$30 Million

Being a part of a family owned business Jack has also been involved in every aspect of apartment development. From identifying potential sites, to negotiating with landowners and cooperating with municipalities to work through approvals he has gained a well rounded understanding of what it takes to get a deal done.



MCKENZIE APARTMENT COMPANY PROPOSAL

Project Name: Timber Valley Apartments

Project Type: Residential Development

Status: Completed 2020

Description: New residential development with 274 units total across five buildings. Extensive resident amenities including 7,500 s.f. recreation center with theater room, pool, grilling areas, and dog park. Basement parking located below all buildings.





MCKENZIE APARTMENT COMPANY PROPOSAL

Project Name: Legacy Apartments

Project Type: Residential Development

Status: Completed 2018

Description: New residential development consisting of 274 units in eight buildings. Expansive clubhouse, pool, grilling areas, and dog park. Basement parking garage below all buildings.





MCKENZIE APARTMENT COMPANY PROPOSAL

Project Type: Residential Development

Status: Completed 2015

Description: New development with 96 total apartment and townhome units in five buildings. Project features a generous community room and pool. Basement parking located below apartment buildings.





Stone House Development Resume and Project Experience

2020

INTRODUCTION TO STONE HOUSE

Stone House Development, Inc. is a Madison, WI based real estate development, and property management firm specializing multifamily and mixed-use buildings.

- ***Full service development of multi-family and mixed-use properties***
 - Stone House Development, Inc. will develop both family and elderly multi-family properties as well as commercial properties. As developer, Stone House is responsible for securing all necessary project financing, including equity; supervising the project's design, construction, and marketing; and providing long term management of the project.
- ***Section 42 application assistance for new construction and adaptive reuse projects***
 - The principals of Stone House Development have successfully competed for Section 42 affordable housing tax credits in Wisconsin, Illinois, Texas and Minnesota.
- ***Management & Compliance monitoring assistance***
 - The principals of Stone House Development are experienced in setting up systems to offer full property management services and LIHTC properties in monitoring Section 42 compliance.
- ***Certified Historic Structure Tax Credit assistance***
 - The principals of Stone House Development have successfully completed adaptive reuse projects utilizing school buildings, warehouses, factories, railroad depots, and hotels. In addition, Stone House Development was a panelist in the 1996 National Trust for Historic Preservation conference and the principals have given numerous educational presentations throughout the country.
- ***Financial feasibility analysis***
 - Stone House Development utilizes a proforma model developed by the principals specifically for Section 42 and CHS tax credit real estate investments.
- ***Secondary financing consulting***
 - The principals of Stone House Development have successfully negotiated HOME, CDBG, TIF and many other below market rate loan and grant agreements throughout Wisconsin, as well as in Minnesota, Indiana, Ohio and Texas.

Helen H. Bradbury, President

Experience:

President and Principal, Stone House Development, Inc.
November 1995 - Present

Director of Development, Alexander Company, Inc.
October 1990 - October 1995

- Supervise development of company projects.
- Participate in negotiating financing necessary for projects.
- Participate in negotiating development and other agreements between company and city participants.

Chief Operating Officer, Alexander Company, Inc.
January 1993 - October 1995

- Supervise all company departments and divisions, including accounting and property management.
- Reported to company owners.

Vice President, Hillmark Corporation (Atlanta, Georgia)
September 1975 - September 1987

- Direct the development and operation of hotel, motel and apartment activities.

Education:

M.B.A. Emory University, Atlanta, Georgia

B.A. Rutgers University, New Brunswick, New Jersey

RESUMES OF PRINCIPALS

Richard B. Amesen, Vice President

Experience:

Vice President and Principal, Stone House Development, Inc.
May 1996 – Present

Former Faculty Member, National Preservation Institute
1998 – 2005

- Present seminar entitled *Affordable Housing and Historic Preservation* at various NPI conferences.

Served on the City of Madison Housing Committee
2004-2006

Former Member of the WHEDA Tax Credit Advisory Committee
2004-2006

Development Project Manager, Alexander Company, Inc.
May 1991 – May 1996

- Supervised the development of over 12 multi-family combined tax credit projects.
- Responsible for the financial analysis of company projects.
- Developed a comprehensive financial spreadsheet geared to combined tax credit developments.
- Company's in-house consultant to property management in Section 42 compliance issues.

Education :

B.S., University of Colorado, Boulder, Colorado

David R. Michlig, Controller

Experience:

Controller, Stone House Development, Inc.

April 1998 – Present

- Monthly closings of financial statements for all real estate properties as well as corporation
- Prepare year-end analysis for auditors and tax accountants
- Prepare corporate income tax returns
- Review annual operating budgets for properties

Corporate Controller, Suby Von Haden & Associates

April 1992 – April 1998

- Facilitate the monthly closing of financial statements for six related entities, cash and accrual basis.
- Analyze variances and trends and report findings to firm's management.
- Prepare annual budgets.

Staff Accountant, Suby Von Haden & Associates.

February 1987 – April 1992

- Audit client financial statements with an emphasis in real estate clients including HUD projects.
- Services for clients utilizing Section 42 of the IRS Code including forecasts, audits, and the preparation of income tax returns.

Education :

B.B.A. University of Wisconsin-Whitewater

Certification:

Certified Public Accountant, February 1990

Kasie A. Setterlund, Director of Operations

Experience:

Director of Operations, Stone House Development, Inc.

February 2000 – Present

- Supervise the property management division for entire portfolio
- Prepare annual operating budgets for all properties along with financial statement and interim budget examinations monthly.
- Oversee the Section 42 LIHTC compliance assurance on all properties (mixed use and 100% affordable)
- Oversee facilities management of all properties (residential and commercial)
- Maintain and oversee all marketing campaigns and standards for Stone House and all properties.
- Develop and maintain standards and procedures for the daily operations of Stone House Development, Inc.
- Attends continuing education for Landlord / Tenant laws, Section 42 Compliance and Lead Safe Practices

Director of Property Management, Fleming Development, Inc.

October 1996 – January 1999

- Supervised the property management for portfolio.
- Responsible for the annual budgets of each property.
- Assisted in the development of standards and procedures for assisted living and continued care for the elderly.

Education :

University of Wisconsin – Richland	1993-1994	Marketing
Madison College	1994-1996	Business Mgmt

Jillian N. Bradbury, Development Project Manager

Experience:

Development Project Manager Stone House Development, Inc.
June 2019 – present

- Act as owner's rep for all construction projects
- Review all legal documents for principals
- Review and draft leasing documents and notices

Legal Intern, Office of Real Estate Services, City of Madison
January 2019 – May 2019

- Assisted in drafting renewals, leases, notices and other documents
- Researched questions for City staff

Development Intern; Project Manager, Stone House Development, Inc.
February 2017-September 2018

- Worked on WHEDA applications for Section 42 Tax Credits
- Researched corporate responses to formal complaints
- Managed occupied unit and building-wide renovations

Student Attorney, Neighborhood Law Clinic, University of Wisconsin Law School
May 2016 – February 2017

- Interviewed potential clients, researched their legal and non-legal issues, and prepared memos regarding potential representation
- Represented clients from initial interviews through hearing proceedings in front of the MEOC

Property Manager, City Row Apartments, Stone House Development, Inc.
September 2014 - August 2015

- Managed an 83 unit housing complex in compliance with affordable housing guidelines

Administrative Assistant, Corporate Office, Stone House Development, Inc.
Summer 2009-2011

- Worked managing leasing inquiries and processing applications for 19 properties

Education:

J.D. University of Wisconsin Law School, Madison, Wisconsin

B.A. Colorado College, Colorado Springs, Colorado

Development Experience

- **The Breese Apartments**

This 65 unit mixed income, multi-family development is located on the east side of the Capitol in Madison, Wisconsin adjacent to the Lyric Apartments. 16 of the units are targeted to those needing supportive services. This property provides office space for The Road Home who provides supportive services to nine families who live at the property. The Dane County Veterans office is the supportive services provider for our Veteran residents. This is the most recent project completed by Stone House Development and opened in December 2017.



- **The Lyric Apartments**

This 138 unit high rise mixed income, mixed use multi-family development is located on the east side of the Capitol in Madison, Wisconsin. This development also contains 70,000 square feet of commercial space covering 3 floors. This development opened in August 2017.



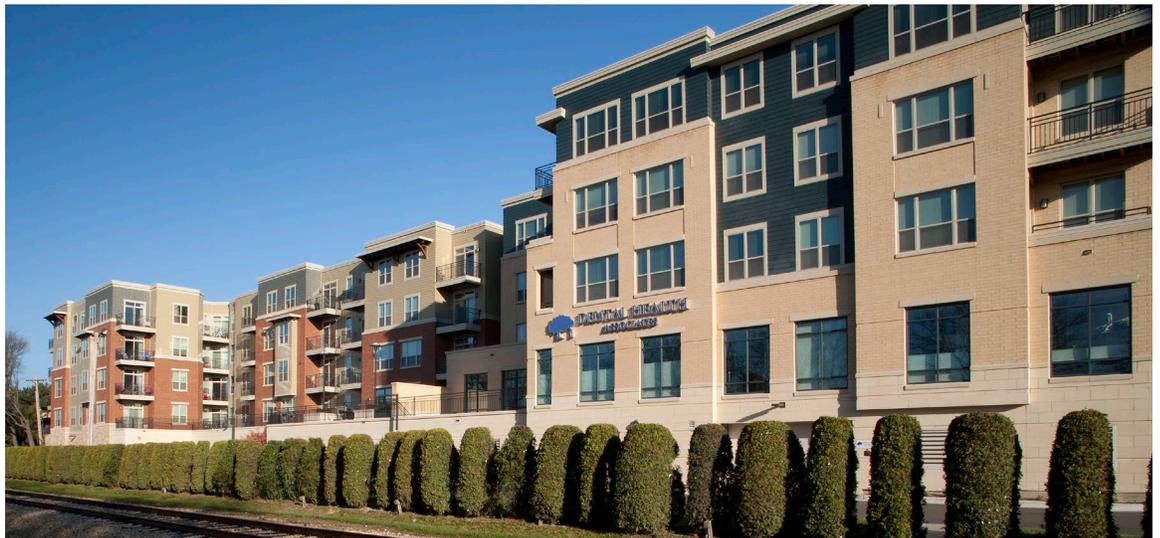
- **Pinney Lane Apartments, Madison, Wisconsin**

Pinney Lane Apartments opened in March 2016. This 70 unit mixed income multi-family development is located on the east side of Madison. This is a certified Green Built Home property and contains 4,000 square feet of commercial space currently being leased by Movin' Out. Movin' Out is also the supportive services provider for our disabled residents. The Dane County Veterans office is the supportive services provider for our Veteran residents.



- **Arbor Crossing Apartments, Shorewood Hills, Wisconsin**

Arbor Crossing Apts opened in August 2013. This 80 unit mixed income multi-family development is located in the Village of Shorewood Hills. The project is certified as a Green Built Home and is using many green building features such as water source in floor radiant heat and solar domestic hot water. This project also contains 10,000 square feet of commercial space and is fully leased. The total project cost was \$16,000,000.



- **The Overlook at Hilldale, Madison, Wisconsin**

The Overlook at Hilldale opened in September 2011 and was fully leased by October 2011. This 96 unit affordable, multi-family development is centrally located in Madison. The project is certified as a Green Built Home and is using many green building features such as water source in floor radiant heat, solar domestic hot water and unique recycled finishes such as carpet made from recycled bottles. The total project cost was \$18,000,000.



- **City Row Apartments, Madison, Wisconsin**

City Row Apartments opened in late summer of 2010 and is located on Madison's near east side and offers 83 units of affordable housing. The property was the first WHEDA project closed in the state of Wisconsin in 2009 utilizing TCAP funds. The project is certified as a Green Built Home and is the first Energy Star-qualified multifamily high-rise building in Wisconsin and only the 17th in the nation. This project opened on time and on budget with a cost of \$16,500,000.



- **The Overlook at Midtown, Madison, Wisconsin**

The Overlook at Midtown opened on time and on budget in late summer of 2010. This project is certified Green Built and contains 88 apartments. This is an affordable housing tax project on Madison's west side. The project cost was \$16,000,000.



- **Park Central Apartments, Madison, Wisconsin**

The Park Central Apartments is an urban infill development, and is proudly the first certified multi-family Green Built Home in the state of Wisconsin. This 100% affordable, new construction project consists of 76 apartments. Phase I of this project was completed in March 2008 and phase II was completed in June 2008. This project was completed on time and on budget with a final cost of \$11,420,000.



- **Wausau East Townhomes, Wausau, Wisconsin**

Wausau East Townhomes is an urban infill development featuring 24 townhouse style apartments. This new construction, mixed income project was completed on time and on budget in September 2008. The total project cost was \$4,480,000.



- **Flats on the Fox, Green Bay, Wisconsin**

The Flats on the Fox is an 8-story urban infill development located in downtown Green Bay. This new construction, mixed income project features 64 units and two commercial spaces. The Flats on the Fox was completed on time and on budget in September 2008. The total project cost was \$11,350,000.



- **Castings Place Apartments, Milwaukee, Wisconsin**

Castings Place Apartments is an urban infill development located in Milwaukee's 5th Ward. This new construction, 55 unit with a commercial suite project was completed on time and on budget in August, 2007. The total project cost was \$10,680,000.



- **Hubbard Street Lofts, Milwaukee, Wisconsin**

This 51 unit mixed income apartment project is an urban infill, new construction project in Milwaukee's Brewer's Hill neighborhood. Construction was completed on time and on budget in January, 2006. Total project cost was \$7,500,000.



- **The Madison Mark, Madison, Wisconsin**

The Madison Mark is a twelve-story, downtown, mixed-income rental property of 112 units and 12,000 square feet of commercial space. This project represents the first significant affordable housing property in downtown Madison. The financing for the project includes TIF from the City of Madison, Section 42 affordable housing credits, and two subordinate, gap-financing loans from WHEDA as well as conventional debt financing. The project opened on time and on budget in February 2005. The project cost was \$22,000,000.



- **UW-Platteville, Southwest Hall, Platteville, Wisconsin**

Stone House Development developed the Southwest Hall in 2005 and it opened on its scheduled date in the fall of 2006. The dorm consists of 376 beds. Stone House provided construction and permanent financing until the project was purchased by the state of Wisconsin. The budgeted and completion cost was \$18,286,000.



OTHER DEVELOPED PROPERTIES

- Amity Apartments, West Bend, 36 Units
- Hanover Square Apartments, Madison, 65 Units
- School House Apartments, Jefferson, 35 Units
- Marshall Apartments, Janesville, 55 Units
- School House Apartments, Mineral Point, 11 Units
- School House Apartments, New Glarus, 24 Units
- Prairie Park Senior Apartments, Madison, 96 Units
- Shoe Factory Apartments, Beaver Dam, 50 Units
- East High Apartments, Wausau, 55 Units



Developing Multi-Family Properties for Low-Income Households

Stone House Development, Inc. is a Madison based real estate developer and property management firm specializing in the infill development of affordable rental housing. Stone House is wholly owned by Helen Bradbury and Richard Arnesen and was founded in 1996. Since 1996 we have completed twenty-two affordable housing developments throughout the state of Wisconsin with the most recent LIHTC property being The Breese Apartments in Madison. We have two other tax-credit properties in construction and development stages. Our vast history with low income housing tax credit properties shows our experience and capacity to successfully develop affordable housing properties.

WHEDA Financing

As the portfolio will demonstrate, we have extensive experience utilizing WHEDA financing.

Property Management

Stone House Development has been providing property management services to affordable multi-family properties since its inception in 1996. In addition to providing full management services to properties we own and develop, we also provide property management to third party affordable housing owners. Stone House has, for example, leased up and manages Revival Ridge Apartments for the Madison CDA since its opening in 2009. Successful management of LIHTC apartments is key in the long-term success of these properties. We provide full service management that includes accounting, tenant relations, marketing, maintenance, Section 42 compliance and facilities management.

Stone House's owners are Helen Bradbury, President, and Richard Arnesen, Vice President. Helen and Rich have a combined experience of over 60 years in property development and management. Key management staff members include, Kasie Setterlund, Director of Operations, David Michlig, in-house CPA and Controller, and Jillian Bradbury, Development Project Manager. Kasie and Dave have each been with Stone House for over 20 and 22 years respectively.

Financial History

The firm has been in operation continuously since 1996. Stone House believes it can demonstrate the expertise and capability to develop and manage this project having completed 24 projects since 1996 and three more under development. The firm has raised over \$140,000,000 in private equity and utilized over \$128,000,000 in permanent financing since its inception.



Stone House Development, Inc. Development Portfolio

Project Name	# of Units	Address	Type of Project	Year Opened	Percent Owned by Developer
Schroeder Road Apartments	96	5630 Schroeder Rd., Madison, WI	Tax Credit, Mixed Income	under development	0.0100%
Arden Apartments	126	1050 E. Washington Ave., Madison, WI	Market Rate	under construction	0.0000%
Fair Oaks Apartments	80	144 S. Fair Oaks, Madison, WI	Tax Credit, Mixed Income	under construction	0.0100%
The Breeze Apartments	65	1003 E. Mifflin St., Madison, WI	Tax Credit, Mixed Income	2018	0.0100%
The Lyric Apartments	138	1010 E. Washington Ave., Madison, WI	WHEDA Financed, Mixed Income	2017	29.7300%
Pinney Lane Apartments	70	914 Royster Oaks Dr., Madison, WI	Tax Credit, Mixed Income, HOME	2016	0.5000%
Arbor Crossing Apartments	80	2715 Marshall Ct., Madison, WI	WHEDA Financed, Mixed Income	2013	0.0000%
The Overlook at Hilldale Apartments	96	4620 Frey St., Madison, WI	Tax Credit, 100% Affordable	2011	0.0100%
City Row Apartments	83	614 E. Johnson St., Madison, WI	Tax Credit, 100% Affordable	2010	0.0100%
The Overlook at Midtown Apartments	88	8119 Mayo Dr., Madison, WI	Tax Credit, 100% Affordable	2010	0.0100%
Park Central Apartments	76	1115 E. Wilson St., Madison, WI	Tax Credit, 100% Affordable, HOME, CDBG	2008	0.0090%
The Madison Mark Apartments	112	132 E. Wilson St., Madison, WI	Tax Credit, Mixed Income	2005	100.0000%
Prairie Park Apartments	96	6530 Schroeder Rd., Madison, WI	Tax Credit, Mixed Income	2003	n/a- Property Sold
Hanover Square Apartments	65	2461 Old Camden Square, Madison, WI	Tax Credit, Mixed Income	2002	n/a- Property Sold
Wausau East Townhomes	24	706 & 716 Fulton St., Wausau, WI	Tax Credit, Mixed Income	2008	0.0090%
Flats on the Fox	64	335 N. Washington St., Green Bay, WI	Tax Credit, Mixed Income	2008	0.0045%
Castings Place Apartments	55	111 E. Seeboth ST., Milwaukee, WI	Tax Credit, Mixed Income	2007	0.0045%
Hubbard Street Apartments	51	1830 N. Hubbard St., Milwaukee, WI	Tax Credit, Mixed Income	2005	0.0045%
East High Apartments	55	708 Fulton St., Wausau, WI	Tax Credit, Mixed Income, HOME	2005	0.0090%
Amity Apartments	36	723 S. Main St., West Bend, WI	Tax Credit, Mixed Income	2002	n/a- Property Sold
Jefferson School Apartments	36	201 S. Copeland Ave., Jefferson, WI	Tax Credit, Mixed Income	2001	n/a- Property Sold
Shoe Factory Apartments	50	913 N. Spring St., Beaver Dam, WI	Tax Credit, Mixed Income	2000	n/a- Property Sold
Mineral Point School Apartments	11	530 Maiden St., Mineral Point, WI	Tax Credit, Mixed Income	1999	100.0000%
Marshall Apartments	55	408 S. Main St., Janesville, WI	Tax Credit, Mixed Income, HOME	1998	n/a- Property Sold
New Glarus School Apartments	24	413 6th Ave., New Glarus, WI	Tax Credit, Mixed Income	1997	n/a- Property Sold
TOTAL	1732				



Knothe & Bruce Architects Firm Profile

Knothe & Bruce is an award-winning architecture and design firm in Madison, Wisconsin. We have experience in a wide range of projects – from multi-family and mixed use to high rise and historic renovation, and from student housing to senior housing campuses. While most of our work is in the Madison area we also work throughout Wisconsin, Illinois, Iowa and Colorado. Regardless of the project or locale, we collaborate closely with our clients providing a full range of residential and commercial architectural services.

Since our founding in 1974, we have diligently pursued design solutions that are responsive to our client's program while also being mindful of budget and timeline. We bring a vast amount of experience to each project that we do. Our licensed architects and staff professionals work with our clients to enhance the design and function of the environments we create together. We understand the complex forces that shape development projects including market demand, entitlement process, financing and construction cost. We react to them early in our program and design process. We design for the market, for our clients, for the community, and for the future. At Knothe & Bruce we consider the most important measure of our success to be that of our clients.

Services

- Site Planning
- Programming
- Space Planning
- Zoning and Code Analysis
- Building Design
- ADA Compliance
- Construction Administration
- LEED Documentation

Licensed

Professional Architects

- Wisconsin
- Colorado
- Iowa
- Illinois
- Ohio
- Tennessee
- Florida

Membership & Affiliations

- The American Institute of Architects
- US Green Building Council LEED
- Construction Specifications Institute
- Smart Growth Madison

Project Team



J. Randolph Bruce / AIA

Architect

*University of Illinois
Master of Architecture*

*University of Wisconsin
Bachelor of Business Administration*

Randy Bruce believes that the best projects result from fully engaging clients with an enthusiastic team of consultants dedicated to bringing their unique expertise and professional services to the table. Drawing on over thirty years of housing experience he excels at defining client expectations, and balancing functional or business objectives with project requirements, schedule, and budget constraints. The responsibilities continue through the leadership of master planning, conceptual design, schematic design, and design development to project architecture.

Affiliations:

- AIA – American Institute of Architects

Project Team



Donald A. Schroeder, AIA
Partner

Architect Designer

North Dakota State University
Bachelor of Science - Architecture

Don Schroeder is a partner at Knothe & Bruce Architects and leads the design team. His 25 years of architectural experience includes thoughtful and innovative projects ranging from low, mid, and high-rise residential, mixed use buildings, and commercial developments. He appreciates the challenges created by searching for innovative design solutions and excels at incorporating client input into a holistic design process, resulting in functional and aesthetically pleasing buildings. His extensive experience in all construction practices has resulted in consistently successful projects of all types and scale, and has won him the respect of his colleagues and many loyal clients.

Affiliations:

- AIA – American Institute of Architects

Project Team



Greg Held / AIA, CSI

Partner
Architect

*University of Wisconsin - Platteville
Bachelor of Science - Construction Administration*

Greg Held is a partner and Project Architect for Knothe & Bruce Architects and is responsible for the coordination of an architectural project from design development through construction administration. He has been a member of the firm for over 20 years with involvement in many aspects of the firm's development including the planning of operating systems, design and document production methods. He has an extensive construction background and draws on those experiences to give shape to the complexities of multi-family projects.

Affiliations:

- AIA – Member, American Institute of Architects
- CSI – Member, Construction Specifications Institute
- CCS – Certified Construction Specifier

Project Name: City Row Apartments
Project Type: Residential Urban Redevelopment
Status: Completed

Description: City Row included the selective demolition and renovation of 19 historic homes providing for a redevelopment with 83 townhome and apartment units on an urban site.

Three newly constructed buildings form an articulated street edge and rear courtyard spaces. Individual townhome entries with generous porches are emphasized on the street façades with two and three-bedroom townhomes.

The central building houses common spaces for the development with a community room that opens onto the courtyard. The courtyards are hard surfaced for intensive use but are open and visually connected to the landscaped lawns and terraced planting beds for tenant-maintained gardens.



The project is a certified Green Built Multi-family project and is the first Energy Star-qualified multifamily building in Wisconsin. The project was also the first WHEDA project closed in the state of Wisconsin utilizing TCAP funds.

Scope of Services: Full architectural services including structural engineering, excluding mechanical and interior design.

Contractor: Krupp Construction

Reference/Owner: Helen Bradbury
Stone House
Development
625 N. Segoe Rd.
Madison, WI 53705
608.251.6000

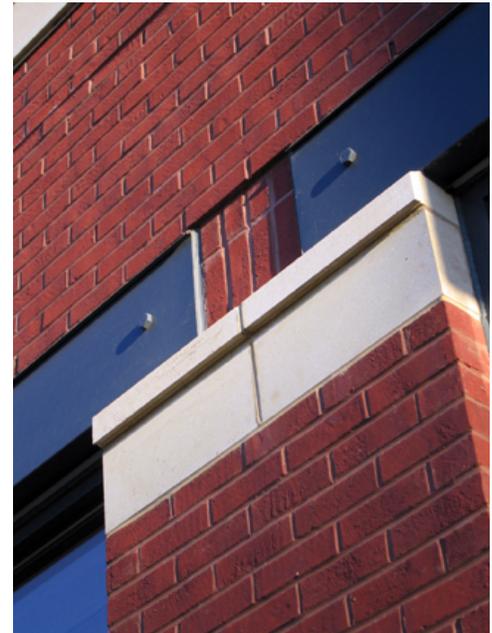


Project Name: The Depot Apartments
 Project Type: Mixed-use Urban Redevelopment
 Status: Completed

Description: Located in downtown Madison, Wisconsin, The Depot Apartments is built on the site of the former Badger Bus depot.

This 82-unit development consists of 3 linked buildings over a common basement parking garage. The development features three, four and five-story buildings. The latter includes ground-floor retail space that houses a CVS Pharmacy with a drive-thru window. In order to complement the character of the existing neighborhood, the buildings feature a historic motif and use “tumbled brick” to give a weather-aged look.

This development is certified “Green-Built Multi-family” and features a solar-assisted hot water system, a sophisticated heat pump heating and cooling system, and green roof areas to help mitigate stormwater impacts.



Scope of Services: Full architectural services including structural engineering, excluding mechanical and interior design.

Contractor: Stevens Construction

Reference/Owner: Jim Meier
 Badger Bus
 5501 Femrite Dr.
 Madison, WI 53718
 608.255.1511



Project Name: Parman Place
 Project Type: Mixed-use Urban Redevelopment
 Status: Completed

Description: Parman Place is the redevelopment of a longtime automotive garage on Monroe Street. Challenges overcome on the project included contaminated soils from underground storage tanks and high groundwater levels.

The three-story building has 18 apartments on the upper two floors. The first floor has over 3,500 square feet of commercial space which houses a popular neighborhood restaurant. Brick and fiber cement siding were used to blend with the character of the residential neighborhood the project is located in.

A roof terrace provides views to the UW Arboretum across the street and gives residents an outdoor gathering area to entertain guests. A green roof system surrounding the roof terrace helps absorb storm water, cool the air and provides a visually pleasing rooftop environment.



Scope of Service: Full architectural services including structural engineering, excluding mechanical and interior design.

Contractor: Landgraf Construction

Reference/Owner: Fred Rouse
 Rouse Management
 2425 Perry St.
 Madison, WI 53713





Firm Profile

Urban Housing Portfolio

Saiki Design is an award winning, specialty landscape architecture firm based in Madison, Wisconsin with offices in Milwaukee, WI and Boulder, CO. Organized in 1989, the company provides services to both public and private clientele with project locations throughout the State of Wisconsin and the Upper Midwest. We are an office with over 100 years of combined staff experience and our team is comprised of registered landscape architects, LEED accredited professionals, landscape designers with degrees in landscape architecture, master gardeners and landscape architectural student interns.

We have learned the many intricacies of urban housing planning and design; the balances between durability, budget and aesthetic improvement and the challenges associated with existing urban infrastructure and systems.

Successful urban housing design comes down to the details. The integration of different materials and components, custom and “off the shelf” and attention to the ways in which these are installed can be the difference between average and excellent. Solutions are always the integration of existing and proposed. The preservation of existing elements within a reconstruction is challenging, but often becomes the key part of making an expression of the project and its successful integration into the surrounding neighborhood.

Saiki Design has worked closely with public and private clients in Wisconsin and the Upper Midwest to create vibrant, successful urban housing developments including:

- Tobacco Row Lofts, Madison, WI 2003
- Seven27 at The Yards, Madison, WI 2013
- Nine Line at The Yards, Madison, WI 2016
- Uncommon Madison, Madison, WI 2014
- Ovation 309, Madison, WI 2012
- Lucky Green Roof, Madison, WI 2014
- The Depot, Madison, WI 2009
- The Edgewater Hotel, Madison, WI 2010
- Quarter Row at the Yards, Madison, WI 2015
- Trostel Tannery Housing, Milwaukee, WI 2000
- Metropolitan Place Phase II, Madison, WI 2005
- City Row Apartments, Madison, WI 2009
- X01, Madison, WI 2011

For more information, explore: www.ksd-la.com



Quarter Row at the Yards, Madison, WI



Tobacco Row Lofts, Madison, WI



X01, Madison, WI



Seven27, Madison, WI



Abbie Moilien, PLA, ASLA
Landscape Architect

Education

Bachelor of Science, Landscape Architecture
Environmental Studies Certificate
University of Wisconsin, 2007

Registration

Wisconsin: Landscape Architect: 673-14 [2013]
Illinois: Landscape Architect: 157.001619 [2017]
Iowa: Landscape Architect: 00697 [2017]
CLARB Certified Landscape Architect [2017]
Master Gardener Certification [2009]

Recent Work

- Madison Youth Arts Center, Madison, WI
- Lyric, Phase III, Madison, WI
- Loras College Campus Master Plan, Dubuque, IA
- UW Green Bay Housing Master Plan, Green Bay, WI
- AbbVie Corporate Hangar at Waukegan Airport, Waukegan, IL
- Carroll University Rankin Hall Construction Administration, Waukesha, WI
- 17th Street Reconstruction, Planting Design, Dubuque, IA
- WIMR West Wedge Addition, Planting Design, Madison, WI
- West Blum Brownfield Redevelopment Site Planning, Dubuque, IA
- Meriter UnityPoint Hospital WICE Green Roof Design, Madison, WI
- Lower Bee Branch Creek Floating Island Design, Dubuque, IA
- UW-Eau Claire Towers Renovation Site and Planting Design, Eau Claire, WI
- John R. Moses Skilled Nursing Facility Site and Planting Design, King, WI
- 8Twenty Park Apartments, Green Roof and Planting Design, Madison, WI
- 722 Williamson Street Site, Green Roof and Planting Design, Madison, WI
- 1603 Monroe Street Site, Green Roof and Planting Design, Madison, WI
- Mercyhealth Cherry Valley Clinic Site and Planting Design, Rockford, IL
- Mercyhealth Roscoe Clinic Site and Planting Design, Roscoe, IL
- Mercyhealth Rockford Riverside Hospital Site Design, Rockford, IL
- SpringHill Suites Site and Planting Design, Madison, WI
- 222 S. Bedford Apartments Site and Planting Design, Madison, WI
- Landmark Oaks Site and Planting Design, Madison, WI
- Menomonee River Parkway Corridor Planning and Planting Design, Milwaukee County, WI
- Dettmann Vineyards Master Plan, Cross Plains, WI
- 8Twenty Park Site and Green Roof Design, Madison, WI
- Aspen Commons Green Roof Concept Design, Middleton, WI
- UW-Oshkosh Fletcher Hall Renovation, Oshkosh, WI
- UW-Oshkosh Reeve Union Entry Addition Site and Planting Design, Oshkosh, WI
- McCoy Residence Outdoor Entertainment Space, Dubuque, IA
- AC Hotel Site and Planting Design, Madison, WI



- 3twenty Apartments Planting and Green Roof Design, Madison, WI
- Roundhouse Apartments Expansion Site and Planting Design, Madison, WI
- Nine Line Apartments Planting Design, Madison, WI
- J.H. Findorff & Son Headquarters Expansion and Planting Renovation, Madison, WI
- UW Health at The American Center Site and Green Roof Design, Madison, WI
- Mercyhealth Delavan Medical Center Site and Planting Design, Delavan, WI
- Navitus Health Solutions Expansion Site Planting and Design, Grand Chute, WI
- Dawley Park Shelter Site Design, Fitchburg, WI
- Seven27 at The Yards Apartments Site and Planting Design, Madison, WI
- Janesville Hospital Addition Site and Planting Design, Janesville, WI
- Mercyhealth Walworth Hospital Addition Site and Planting Design, Lake Geneva, WI
- Upper Bee Branch Creek Open Space Development Site and Planting Design, Dubuque, IA
- UW-Stevens Point Neale Residential Hall Renovation Planting Design, Stevens Point, WI
- Clearview Long-term Care and Rehabilitation Site and Planting Design, Juneau, WI
- The Gardens at St. Mary's Hospital Landscape Master Plan, Madison, WI
- The Gardens at St. Mary's Hospital Site and Planting Design, Madison, WI
- Veterans Administration Hospital Community Living Center Site and Planting Design, Madison, WI
- Luther Midelfort Hospital Site and Planting Design, Eau Claire, WI
- Whitewater Innovation Center Site and Planting Design, Whitewater, WI
- Green Technology Training & Enterprise Center Site and Planting Design, Plain, WI
- City Row Townhouse Apartments Site and Planting Design, Madison, WI
- Glacier Valley Apartments Planting Design, Madison, WI
- UW-Oshkosh Master Plan Update, Oshkosh, WI
- Bay Area Rural Transit Planting Design, Ashland, WI
- UW-Madison School of Human Ecology Planting Design, Madison, WI
- UW-Parkside Phase II Union Lot Reconstruction Planting Design, Kenosha, WI
- Coventry Village Active Senior Community Planting Design, Madison, WI

Related Experience

- Saiki Design, June 2007 - present
- Internship, Flad Architects, May 2006 – May 2007
- Landscape Installation, Yakshi Landscapes & Garden Design, Summer 2004 & 2005

Membership

American Society of Landscape Architects

Julia Schilling, ASLA
Landscape Designer

Education

Bachelor of Science, Landscape Architecture

University of Wisconsin, 2015

Bachelor of Fine Art, Sculpture

Milwaukee Institute of Art and Design (MIAD), 2008



Recent Work

- Milwaukee Streetcar Plaza, Milwaukee, WI
- Community Space, Brown Deer, WI
- Madison Youth Arts Center, Madison, WI
- Lyric Mixed-use Development, Phases I, II, & III, Madison, WI
- Downtown Public Plaza Site Design, Middleton, WI
- Third Ward Riverfront Underpass Concept Design, Milwaukee, WI
- Ho-Chunk Gaming Master Plan Design, Madison, WI
- Mildred Harnack Memorial Site Design, Madison, WI
- Attic Angel Front Entrance Master Plan and Site Design, Madison, WI
- UW Madison Lathrop Drive / Bascom Hill Utilities Improvement Project, Madison, WI
- UW Madison Parking Lots 129 & 130 Reconstruction, Madison, WI
- Gateway Center Plaza Ice Rink Concept Design, Neenah, WI
- Saint John's on the Lake Planting Design, Milwaukee, WI
- Monroe Street Plaza Site Design, Madison, WI
- Wingra Park Entrance Site Design, Madison, WI
- UW-Whitewater Utilities Upgrades, Multiple Projects, Whitewater, WI
- Bee Branch Creek Restoration Floating Islands Design, Dubuque, IA
- Village of Wauwatosa Veterans Memorial Design, Wauwatosa, WI
- Village of Wauwatosa Redevelopment Streetscape Design, Multiple Phases, Wauwatosa, WI
- Village of Wauwatosa Redevelopment Parks Design, Wauwatosa, WI
- UW-Madison Police-ROTC Renovation, Planting Design, Madison, WI
- Grand Kakalin Waterfront Plaza, Concept and Detail Design, Kaukauna, WI
- Christ Presbyterian Church Natural Playground Design, Madison, WI
- Dettmann Vineyards Master Plan, Cross Plains, WI
- UW-Whitewater Drumlin Hall Site and Planting Design, Whitewater, WI
- UW-Stevens Point Chemistry-Biology Building Planning Graphics, Stevens Point, WI

Related Experience

- Saiki Design, 2014-present
- Public Art & Design, Regent Neighborhood Underpass, 2014-present
- Northwestern Mutual Campus Connection Master Class, 2013-2015
- Natural Heritage Inventory Assistant, Department of Natural Resources, 2012-2014
- Internship, Marek Landscaping LLC., 2013
- Gallery management, White Whale Artist Collective, Milwaukee 2007-2009
- Public Art Conservator, MIAD, 2008
- Cabinet Maker, MIAD 2005-2007

Memberships

American Society of Landscape Architects (ASLA)

Awards

- 2015 WIASLA Merit Award for Un-built Works, McKinley Marina and Waterfront Master Plan, Milwaukee, Wisconsin



The vibrant and lush streetscape is defined by existing, mature trees and new plantings

Saiki Design worked closely with Knothe & Bruce Architects on a new urban apartment complex featuring 83 classically designed apartment homes in the heart of Madison's Near East Side within walking distance to the State Capitol, State Street and James Madison Park. The developer's vision of creating a series of vibrant row house apartments was inspired by the classic town homes in major urban centers, and the design team drew heavily on the design vocabulary of similarly successful projects in Boston, San Francisco and Chicago.

Saiki Design worked with the design team and developer to advocate for the preservation and integration of existing street trees and urban infrastructure in the project. The conversations initiated by our staff focused not only on the value of maintaining healthy, mature canopy trees in an urban site for numerous environmental reasons but also suggested that their preservation offers a more human-scaled introduction to the building.

The project features a number of affordable housing units that are seamlessly integrated into the project as a whole. In addition to shepherding the site and landscape portions of the project through the City's review and approval process, Saiki Design was responsible for planting design for the entire project and the design for a community courtyard space. The courtyard creates a dynamic, social exterior space for residents and guests but also establishes an important physical transition between the architectural character and density of the apartments and adjacent single family residential properties.



Small stoops and courtyards modulate the public facade and hide larger, private spaces

Saiki Design worked with Knothe Bruce Architects and developers at Stone House Development on a multi-unit residential apartment building flanking Madison's Central Park. Park Central Apartments are located in the heart of Madison's vibrant Near East Side along the Capitol City multi-modal path and feature incredible interior and exterior amenities together in a 100% Affordable Housing Community. The project was the first certified green built multi-family development in the State of Wisconsin.

Saiki Design provided site planning and design and successfully shepherded the project's site and landscape plans through the City of Madison development review process. Exterior elements were designed to foster interaction and connection between residents. An outdoor grilling area features elevated planters and a custom-designed wooden pergola. Private entrances on selected units are lushly planted for a private, residential feel and additional shade trees and plantings enhance the entire property and adjacent streetscape.



A courtyard gathering space is anchored by a custom chiminea fireplace designed by Saiki Design

Saiki Design worked directly with Potter Lawson Architects, Urban Land Interests and Findorff on the newest addition to The Yards District where Saiki Design has completed several other projects of significance (Tobacco Lofts, SEVEN27 and Nine Line as well as the adjacent Findorff Headquarters and National Conference of Bar Examiners Headquarters). Quarter Row at The Yards is a multi-unit, high-end urban apartment complex with exceptional exterior amenities that support the active, social lifestyle of urbanites living in the district.

Saiki Design worked closely with Urban Land Interests to understand current trends and challenges in urban living and translated a vision for a vibrant, outdoor extension of the building's interior into a courtyard of specialty pavements and integrated walls, grilling stations and a custom designed outdoor fireplace feature.

Saiki Design was responsible for site planning and design, participated in the rigorous City and neighborhood review process and produced construction document packages for site layout, pavement design, detailed courtyard design, planting design and custom detailing. Saiki design was also retained to provide 3-D visualizations of the custom fireplace and provided construction administration services to ensure that the project's vision and detailing were executed with the highest degree of integrity.

The project was awarded "Best New Development or Renovation - Multifamily Residential" by Madison InBusiness Magazine's Commercial Design Awards program.

Trostel Square Milwaukee, Wisconsin



Trostel Square apartments embraces an expansive lawn in a popular Milwaukee neighborhood

Saiki Design provided site planning and landscape architecture for the Trostel Square apartments in downtown Milwaukee, Wisconsin. An urban infill development on a brownfield site, Trostel Square is a critical component of the revitalization of the Beerline corridor along the Milwaukee River and serves as a community open space asset. The project consisted of over 100 apartment units, including a number of affordable housing options. The central green space, constructed from on-site soils, addressed a myriad of environmental issues and considerations.



Description of Firm



EXACT SCIENCES DISCOVERY CAMPUS, IMAGE PROVIDED COURTESY OF FINDORFF

Vision to Reality

Vierbicher is a community planning and civil engineering firm that has become a proven partner for thriving Wisconsin communities and developers. Our extensive experience working with both public and private clients has earned us the reputation as a trusted advisor and a firm that brings vision to reality.

Clients choose Vierbicher because we get projects done. While our core service is civil engineering, our extensive due diligence, market-based approach and public funding expertise have made us an industry leader with unmatched success rates.

In addition, our wide range of work with both public and private clients has uniquely positioned us to bring added value by connecting developers to community projects.

We pride ourselves on long-term client relationships, many spanning decades. Our multi-disciplined team of experts works collaboratively and efficiently from concept to completion to accomplish client goals on time and on budget.



INTEGRATED SERVICES

- Planning & Community Development
- Economic Development
- Urban Design & Landscape Architecture
- Grant Writing & TIF
- Municipal Engineering
- Civil Engineering
- Surveying & GIS
- Water Resources Engineering



Civil Engineering



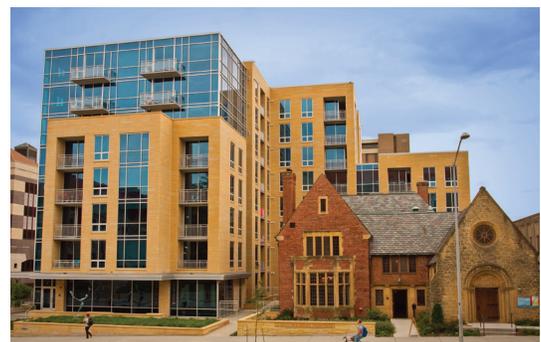
UPTOWN, FITCHBURG, WI

Smart solutions for high-quality real estate development

Quality civil engineering results in efficient and effective design that helps projects stay on schedule and on budget. At Vierbicher, we've worked for more than 40 years with both public and private clients on a wide range of project types. We're known for seamlessly delivering results, whether a site is one acre or 1,000 acres.

Our multi-disciplined team of experts gets the job done right, because we understand how municipalities and private developers think and operate. We use our extensive experience and knowledge of planning, surveying, water resources and site analysis to transform site constraints into opportunities.

As a trusted partner, we take the time to understand our clients' goals, integrate their feedback into comprehensive plans and think critically about how to best execute what they're looking for.



X01 UNIVERSITY AVE., MADISON, WI

INTEGRATED SERVICES

- Municipal Engineering
- Construction Oversight
- Site Development
- Stormwater Management
- Water Systems
- Sewerage Systems
- Business & Industrial Parks
- Recreation Facilities
- Greenfield Development
- Urban Redevelopment



Land Surveying



AUGUSTA, WI

Supporting your vision from the ground up

Our land surveying services touch nearly every project we do. Our skilled professionals reliably deliver accurate results to ensure your project is a success at every stage.

Conducting thorough research and gathering information is an important first step taken by our in-house team of surveying experts. Seamless integration between our surveyors and project engineers results in the most streamlined and efficient designs possible.

Following research and design preparation, we work closely with project stakeholders, such as municipalities, counties and the state, to create land divisions that benefit all parties involved.

We partner with our clients until conclusion of the construction process, providing ongoing support in the form of staking, measuring and final record drawings. Our integration throughout all aspects of a project increases accuracy and efficiency, ultimately resulting in greater success.



SURVEY TYPES

- Boundary Surveys
- Topographic Surveys
- Preliminary Plats
- Final Plats
- Construction Staking
- Certified Survey Maps
- ALTA Surveys
- Legal Descriptions
- Easement Exhibits
- Condominium Plats
- Record Drawings



Site Development



ALL SAINTS SENIOR HOUSING, MADISON WI

(Photograph by JakeRost Photography, Madison, WI)

Creating places where people want to be.

Vierbicher understands there are a wide range of considerations for successful site developments. Each unique site presents a different set of opportunities and challenges. With over 40 years of experience, we have refined our site development process to result in greater efficiency and success.

Listening to the vision of our clients and analysis of the site helps us to prepare concepts that maximize use of the land. Our efficient, constructible designs and review of the necessary approval and permitting processes help to ensure that projects stay on time and on budget.

We understand that collaboration with the client, architect, real estate attorney, reviewing agencies and other project partners is essential, so we make it a priority to maintain effective relationships with all contributing partners.

Vierbicher has completed hundreds of retail, multi-family, commercial, manufacturing and government site development projects, proving we have the expertise and knowledge to complete a successful project of any size or complexity.

PROJECT TYPES

- Retail
- Residential
- Commercial
- Manufacturing
- Government
- Redevelopment

SERVICES

- Planning
- Civil Engineering
- Surveying
- Landscape Architecture
- Water Resources



Stormwater & Wetland Management



ATTEWELL DETENTION BASIN, MAUSTON, WI

Customized approaches to watershed management.

Whether you're looking to improve your stormwater management system or comply with regulations, our industry-leading, multi-faceted team of experts is known for planning and implementing all types of stormwater management projects.

We use a watershed-based approach to balance environmental and natural resources with economic considerations.

We're also constantly at the cutting edge of strategy and technology to benefit clients. For instance, we developed a system that remotely monitors and collects data from detention basins, infiltration areas, conveyance systems and other stormwater facilities so our clients can more easily collect accurate results.

We work as partners with developers and municipalities to ensure projects are a success.

PROJECT TYPES

- Management Plans
- Watershed Modeling
- Infiltration Testing
- Stormwater Utilities
- Ordinance Preparation
- Public Education
- Grant Applications
- Pollution Trading
- Intergovernmental Agreements
- Best Management Practices
- Storm Sewer Design
- Stormwater Permitting
- Wetland Delineation and Permitting



PROJECT PRINCIPAL | David M. Glusick, PE



BACKGROUND & ROLE

Dave has over 24 years of experience providing engineering and construction services on commercial and residential land development projects. He also manages Vierbicher's Madison and Milwaukee offices. His background in civil engineering allows him to understand the needs of a site in the early stages of a project. His management experience allows him to assemble the optimal team for a project. He is a trusted resource and partner to the clients that he works with.

PROJECT EXPERIENCE

Master Planned Developments

- Sand Valley Golf Resort, Adams County, WI
- Exact Sciences, City of Madison, WI
- Uptown, City of Fitchburg, WI
- Fitchburg Technology Campus, City of Fitchburg, WI
- Prestwick Group - La Belle Golf Club, Village of Lac La Belle, WI
- North Park, City of Fitchburg, WI

Site Development

- The Quarry, City of Madison, WI
- The Lodge, Village of Shorewood Hills, WI
- The Lyric, City of Madison, WI
- The Foundary, City of Middleton, WI
- Grand Central Place, City of Madison, WI
- X01, City of Madison, WI
- Deco, City of Madison, WI
- Brownpoint Reserve, City of Middleton, WI
- Hy Cite Corporate Headquarters, City of Middleton, WI
- Ronald McDonald House, Village of Shorewood Hills, WI
- The Current, City of Monona, WI
- The Waterfront Apartments, City of Madison, WI
- Vantage Point Apartments, City of Madison, WI
- Riva Apartments, City of Fitchburg, WI
- Prima Apartments, City of Fitchburg, WI
- The Addison, City of Fitchburg, WI

Residential Neighborhood Development

- Carriage Ridge Estates, Town of Westport, WI
- Hawk's Woods Estates, City of Madison, WI
- Ironwood Estates, City of Sun Prairie, WI
- Wolf Hollow, Town of Windsor, WI
- Bentley Green Condominiums, City of Madison, WI
- Uptown Village, City of Fitchburg, WI
- Habitat for Humanity, Multiple Sites, WI

EDUCATION

B.S. Civil Engineering (1995)
University of Wisconsin-Madison

M.B.A. (2013)
University of Wisconsin-Madison

PROFESSIONAL EXPERIENCE

Vierbicher

Principal (2010)
Board of Directors (2011)

I&S Group, Inc.
Principal (2009)

Calkins Engineering, LLC
Principal/Owner (1999)

REGISTRATIONS & CERTIFICATIONS

Licensed Professional Engineer - Wisconsin

PROFESSIONAL AFFILIATIONS

Metropolitan Builders Association

Capstone Program Mentor - UW Madison, Multiple Semesters

Smart Growth Greater Madison Board of Directors, Executive Committee

Downtown Madison, Inc.

NAIOP - Commercial Real Estate Development Association



PROJECT LEADER

Randall T. Kolinske, PE, LEED-AP



BACKGROUND & ROLE

Randy has over 14 years of experience as a Project Engineer and has managed one of the private engineering groups in the Madison office since 2017. His experience encompasses all aspects of site design including underground utilities, street design, site grading, stormwater management, erosion control and permitting. Randy also has significant experience with contract administration and construction inspection.

Randy earned his LEED-AP certification in March 2008. He has an in-depth knowledge of green building and sustainable practices that can be integrated into the design and construction of a project.

RECENT PROJECT EXPERIENCE

EDUCATION

B.S. Civil Engineering (2005)
University of Wisconsin-Madison

B.S. Mathematics and Natural Science (2003)
Edgewood College, Madison, WI

PROFESSIONAL EXPERIENCE

Vierbicher
Project Engineer (2009)

Schreiber Anderson Associates
Project Engineer (2008)

Yaggy Colby Associates
Project Engineer (2006)

REGISTRATIONS & CERTIFICATIONS

Licensed Professional Engineer – Wisconsin (2010)

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers

Site Development

- The Lyric, Madison, WI
- The Reserve at High Point, Madison, WI
- Middleton Center, Middleton, WI
- Hidden Creek Apartments, Madison, WI
- The Current, Monona, WI
- Avid Hotel, Monona, WI
- Timber Valley Apartments, Madison, WI
- The Foundry, Middleton, WI
- Sheboygan Harbor Centre, Sheboygan, WI
- Brookdale Senior Living, Madison, WI
- Veritas Village, Madison, WI
- Peloton Residences, Madison, WI

Residential Neighborhood Development

- Wolf Hollow, Village of Windsor, WI
- Second Addition to Carriage Ridge, Town of Westport, WI
- Secret Places, Madison, WI
- Ironwood Estates, Sun Prairie, WI
- Ninth Addition to Blackhawk Subdivision, Madison, WI
- Prairie Creek, Village of Windsor, WI

Street & Utilities

- Southdale Neighborhood Sidewalk, Town of Madison, WI
- Zentner Road Reconstruction, Town of New Glarus, WI
- Blue Vista Road Reconstruction, Town of New Glarus, WI
- Jefferson Street Storm Sewer Replacement, Stoughton, WI
- Old Sauk Road, Town of Middleton, WI

DFD

- Andersen Library Parking Lot, UW Whitewater, WI
- Buckhorn State Park Boat Launch Parking Lot, Necedah, WI
- Parking Lot 7 & Richard Street Trail, UW Platteville, WI





PROFESSIONAL
LAND SURVEYOR

Michael S. Marty, PLS



EDUCATION

B.S. Civil Engineering (1996)
University of Minnesota-
Minneapolis

B.A. Physics (1993)
Luther College, Decorah, IA

PROFESSIONAL EXPERIENCE

Vierbicher
Project Leader (2013)
Professional Land Surveyor
(2010)

I & S Group, Inc.
Madison Office Land Survey
Manager (2009)

Calkins Engineering, LLC
Professional Land Surveyor
(2005)

Burse Surveying & Engineering
Professional Land Surveyor
(2001)

Mayo Corporation
Professional Land Surveyor
(1995)

**REGISTRATIONS &
CERTIFICATIONS**

Wisconsin Professional Land
Survey #2452 – Wisconsin
(1999)

PROFESSIONAL AFFILIATIONS

Wisconsin Society of Land
Surveyors

BACKGROUND & ROLE

Michael is a Wisconsin Professional Land Surveyor with over 25 years of experience providing land surveying services and project management for a variety of surveying and mapping projects. Over his career, Michael has prepared over 640 surveys in Dane County alone. Mike's experience includes Subdivision Plats, Assessor's Plats, Condominium Plats, Certified Survey Maps, Expanded Certified Survey Maps, ALTA/NSPS Land Title Survey Maps, Plats of Surveys, As-Built Surveys, Elevation Certificates, Boundary & Topographic Survey Maps, Section Corner Monument Survey Maps, Control Surveys, Concept Layout Maps and projects involving WHEDA financing.

Michael has presented before the State Bar for attorneys on the surveyor's role in locating land boundaries. In 2016 Michael also presented before numerous law firms in the Madison area and on-line through other branch offices regarding the changes to ALTA Survey Standards.

PROJECT EXPERIENCE

Plats

- Conservancy Bend, City of Middleton, WI
- Sand Valley Golf Resort Development, City of Nekoosa, WI
- Ninth Addition to Blackhawk Subdivision, Town of Madison, WI
- Wolf Hollow at Pleasant Prairie Creek, Village of Windsor, WI
- Nine Springs Development, City of Fitchburg, WI
- Ironwood Estates, City of Sun Prairie, WI
- Assessor's Plat of Borchers's Beach, Town of Westport, WI

Condominium Plats

- 1050 Condo (Lyric II & Madison Youth Arts Center), City of Madison, WI
- Bear Claw Townhomes, City of Madison, WI
- Bentley Green Condominiums, City of Madison, WI
- Aspen Commons Commercial Condominium, City of Middleton, WI
- Ovation 309 Condominium, City of Madison, WI

Certified Survey Maps

- Ronald McDonald House Charities, Village of Shorewood Hills, WI
- The Currant Monona, City of Monona, WI
- Watermark Lofts, City of Madison, WI
- Arbor Crossing, Village of Shorewood Hills, WI
- Covered Bridge, Town of Westport, WI
- The Overlook at Hilldale, City of Madison, WI
- A Home of Our Own, Village of New Glarus, WI

Expanded Certified Survey Maps

- Dunes Loft, Crenshaw Cabin, Sandbox Loft, Biarritz Lodge, Dunes Lodge, Fairway Lodge, Leopold Cottages at Sand Valley Golf Resort, Nekoosa, WI

ALTA/NSPS Land Title Surveys

- City Deck Landing, City of Green Bay, WI
- Veritas Village, City of Madison, WI
- The Plaza, City of Middleton, WI
- Avid, City of Monona, WI
- Yahara Commons, City of Monona, WI



Arbor Gate



IMAGE PROVIDED COURTESY OF MIG, LLC.

LOCATION

City of Madison

PROJECT SERVICES

- Civil Engineering
- Stormwater Management
- Surveying
- Landscape Architecture
- Permitting
- Economic Development

Arbor Gate is a mixed-use redevelopment project consisting of 215,000 square feet of office and retail space, with a parking structure, at the intersection of Todd Drive and the West Beltline Highway in the City of Madison. The project included redevelopment of seven underutilized parcels and served as a catalyst for improvements throughout the central Beltline area.

Through a rigorous schedule and in constant cooperation with the City of Madison, the Arbor Gate team was able to design, permit, and construct new facilities to relocate existing businesses within 180 days. The team then secured entitlements for the Arbor Gate project within 109 days from submittal.

The project has become a beacon of economic development within the neighborhood, promoting business expansion and job growth, and providing amenities that previously didn't exist.



Uptown Mixed Use Development



LOCATION

City of Fitchburg, WI

CLIENT

Avante Properties

PROJECT SERVICES

- Civil Engineering / Surveying
- Stormwater Management
- Site Development / Roadways
- Water Supply and Distribution
- Wastewater Collection and Treatment



The Uptown Mixed Use Development is a 385-acre transit-oriented, mixed use employment center designed to take advantage of and build upon Fitchburg's strong biotechnology and high-tech base. Uptown also provides a variety of compact attached and detached housing options and neighborhood-oriented retail services to support the workforce. It is the first community in the City of Fitchburg to use Smartcode zoning.

Vierbicher's work on the Uptown development involved all civil engineering and stormwater management systems, including design for over 16,000 linear feet of sanitary and water utility pipes. It included creating a park program for the proposed 110 acres of parkland that met both the Smartcode and City parkland requirements, while preserving and enhancing the large wetland areas within the planning area.

Our design services included preparation of construction plans and specifications, applying for regulatory agency approval, bidding and contract award, and construction administration.

May 18, 2020
CDA presentation
McKenzie Apartment Company



MCKENZIE
APARTMENT COMPANY

CITY OF VERONA SUGAR CREEK RFP

McKenzie Apartment Company

WHY US?

All four finalists are solid, experienced and would do a great job. So why select McKenzie Apartment Company?

Let's start off with what is different about us.

1. We are a third generation family business with deep history building high quality developments. We focus only on Verona, Middleton and the west side of Madison. We stay close to home so we know our market intimately rather than to spread out and diffuse our energy.
2. We do one project at a time so we focus our attention.
3. If you select McKenzie Apartment Company you will not get an employee with a title that is assigned to oversee the project. You will get Jack or John McKenzie personally on site until completion.
4. You know our product. We have multiple apartment communities and Blackhawk subdivision within 8 miles of the Sugar Creek site.

EXECUTIVE SUMMARY

Refer to the Executive Summary in the presentation.

PUBLIC INPUT COMPONENTS

We want to compliment those individuals that prepared the RFP. It is laudable that significant effort went into engaging citizens in the process and getting input. You let us know in your RFP guidelines what the public said that they wanted. We took those desires seriously and used them to guide our proposal. We are pleased to point out that we are the only proposal that checked off all the boxes.

SITE PLAN

Refer to the Site Plan in the presentation.



MCKENZIE
APARTMENT COMPANY

CITY OF VERONA SUGAR CREEK RFP

McKenzie Apartment Company

226 MARKET-RATE APARTMENTS

McKenzie Apartment Company is a three generation family owned business specializing in amenity driven upscale apartment communities. We have no investors, we build and manage our properties and we never sell. Because of our long term perspective we have a commitment to detail in design and ongoing property management. We have an unparalleled reputation with residents and the larger community for responsive management and developments that enhance value of properties around us.

In 2019 J Turner Research, a premier multifamily housing industry research firm, assigned McKenzie Apartment Company properties more awards for online reputation than any other apartment company in the State of Wisconsin. Four McKenzie properties rated in the upper 1% nationally and one rated 36th out of over 115,000 apartment projects nationally!

Many of you will be familiar with Siena Ridge apartments in Verona on M and Ineichen Drive. We invite you to stop by and see for yourself.

92 SECTION-42 AFFORDABLE APARTMENTS

Stonehouse Development INC. is a premier developer and property management company specializing in multi-family housing utilizing Section-42 tax credits. If you will review their extensive portfolio or visit their communities in person you will note the high quality design and construction of their properties. Stonehouse has received multiple development awards over the last two decades.

COMMUNITY POOL

The highlight amenity of our proposal is a six lane community pool with integral diving well and pool building. The pool building features changing rooms, showers, and restrooms.

A pool consistently appeared as the most desired amenity by the citizen input group. We are the only RFP respondent to include a pool in our proposal.



MCKENZIE
APARTMENT COMPANY

CITY OF VERONA SUGAR CREEK RFP

McKenzie Apartment Company

We are very excited to offer this because a centrally located community pool will infuse energy, family fun, and will be a social hub in the heart center of Verona.

MULTI-USE PARK

We will create a new green space area adjacent to the pool facility. This multi use park will feature a bandstand for concerts and community events with ample lawn area for the public. The park is also ideal for a farmers market or casual contemplative space including bench seating. In addition the area can be part of an integrated sidewalk/trail system which could include outdoor exercise stations.

TOT LOT & PLAYGROUND

We will create an area between the community building (New Century School) and the bandstand for kids to get healthy exercise utilizing multiple playground and climbing equipment.

COMMUNITY BUILDING/MARKER SPACE

The New Century school will be preserved for its historic importance. It is anticipated that there will be a necessary period of assessment of the structural and mechanical condition of the building. Simultaneous with that will be an assessment of the opportunity to convert the building to a community use as we do not consider it to be practical for a commercial use. Ultimately we anticipate it being donated to a non profit group.

We think we have a solution but it will take some time to fully engage the participants. For the last 2 years John and Jack McKenzie have been working with the Boys and Girls Club of Dane County and the Madison Area Builders Association to create a skilled trades training facility. Both boards of directors have passed resolutions to work together toward that end and have been working to locate or build a training center.



MCKENZIE
APARTMENT COMPANY

CITY OF VERONA SUGAR CREEK RFP

McKenzie Apartment Company

This facility will educate and train young people for high paying jobs in construction and industry. As builders we are acutely aware of the shortage of skilled workers due to a lack of awareness and training. Our goal is to integrate our program with the high schools and Boys and Girls Clubs to enroll young people and train them with the help of local businesses. This will be a huge asset to business by providing a pool of trained employees and will provide jobs for young people in the community so that they can become productive citizens.

We feel that New Century School is the perfect candidate to be this facility due to its previous history as a school and its convenient location near the new Verona High School.

THANK YOU

We appreciate the opportunity to present our vision for this important property. If you make the decision to move forward with McKenzie Apartment Company we will together create a lasting landmark development that will change lives in Verona.

City of Verona Sugar Creek RFP



MCKENZIE
APARTMENT COMPANY



Why Us?

Focused

Three generation family-owned business with a deep history of highest quality developments. We focus on West Madison, Verona and Middleton.

We Know Verona

We care about Verona. We have history here. We feel that this project will add great vitality to this part of Verona. We listened and we will deliver.

Reputation Matters

We get consistently great feedback from our residents about our management and staff. We want to earn their trust and we work toward it every day.

Executive Summary



Market-Rate Apartments

226 market-rate apartment units (studio, 1-bedroom, 2-bedroom)

Affordable Housing

92 affordable apartment units (studio, 1-bedroom, 2-bedroom, 3-bedroom)

Community Pool

New community pool, diving well and pool house constructed and donated to the City of Verona or designated operating entity

Multi-Use Park

New multi-use park with bandstand, greenspace, and walking trails with exercise stations

Playground

New playground facility with swings, slides, and climbing equipment

Community Space

New Century School converted to community use

Financing

Approx. \$9,500,000 cash, \$36,000,000 conventional financing, \$2,000,000 TIF

VERONA



Public Input Components

We listened to Verona.



Community Pool

Six-lane pool with diving well. Pool building with restrooms, showers and changing areas.



Historic School

Preserve the historic school and create marker space.



Tot Lot

Tot lot with multi-use equipment.

VERONA



Public Input Components continued



Minimal Retail

Overall, the community regards additional retail space in this area as a negative.



Greenspace

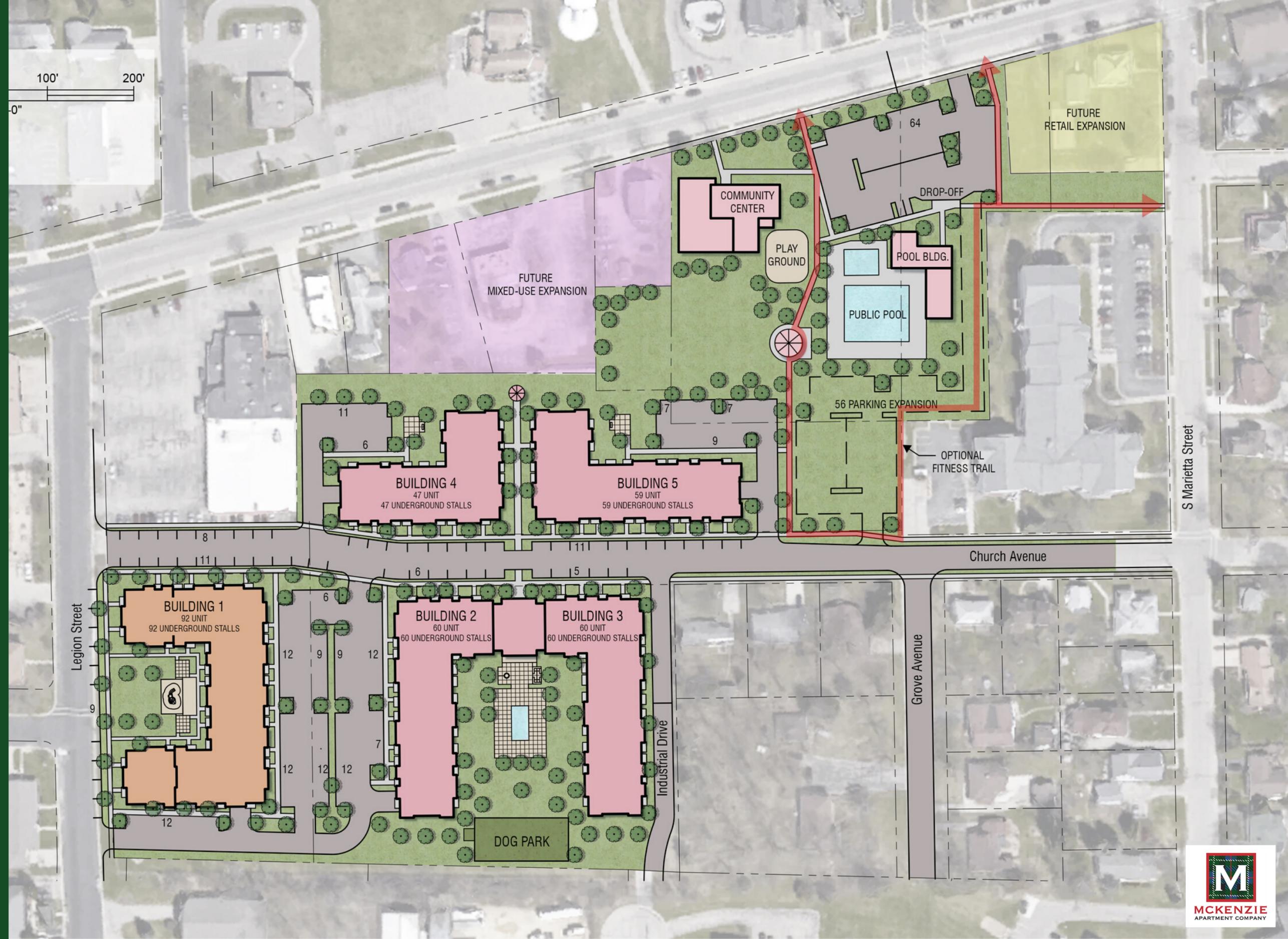
Maintain a large amount of greenspace.



Outdoor Recreation

Walking track with outdoor equipment.

Site Plan





McKenzie Apartments

Family-owned and operated - we never sell. In 2019, McKenzie Apartment Company was rated highest in the state of Wisconsin for online reputation by J. Turner Research.



Stonehouse Apartments

Locally-owned and managed.
Specialize in Section-42 Housing.
Multiple development
awards over two decades.

Community Pool



Six-lane community pool with integral diving well.
Pool building with restrooms, showers and changing areas.
Upon completion, it will be donated to
the City of Verona or designated operating entity.



Multi-Use Park

Includes bandstand, ample greenspace, and walking trail with exercise stations. Available for community events, i.e. farmers markets and outdoor concerts.

Tot Lot & Playground

Playground with swings, slides & climbing equipment.





Youth Skilled Trades Training Facility



Boys & Girls Club of Dane County & MABA

This program will help teach young people the skills for a successful career in the construction and trade industries.





Thank You

Let's move forward together to create a new vibrant heart center for Verona.



MCKENZIE
APARTMENT COMPANY

www.mckenzie-apartments.com

June 2, 2020
CDA presentation
McKenzie Apartment Company



MCKENZIE
APARTMENT COMPANY

May 21, 2020

Dear CDA Member,

Thank you for selecting McKenzie Apartment Company as a finalist in your Sugar Creek RFP process. I appreciate that this is an important property in Verona. You have a lot of responsibility as you make your decision to move forward with a specific developer's vision.

I noted in the question and answer sessions that density and what happens at the corner of Verona Avenue and Marietta Street are important considerations. I have an idea for the corner that can be a win-win and I have some information on density for you to consider. Please refer to the information provided that addresses these issues. I am hopeful that this will make your decision easier.

Sincerely,

John McKenzie



Verona Avenue at Marietta Street

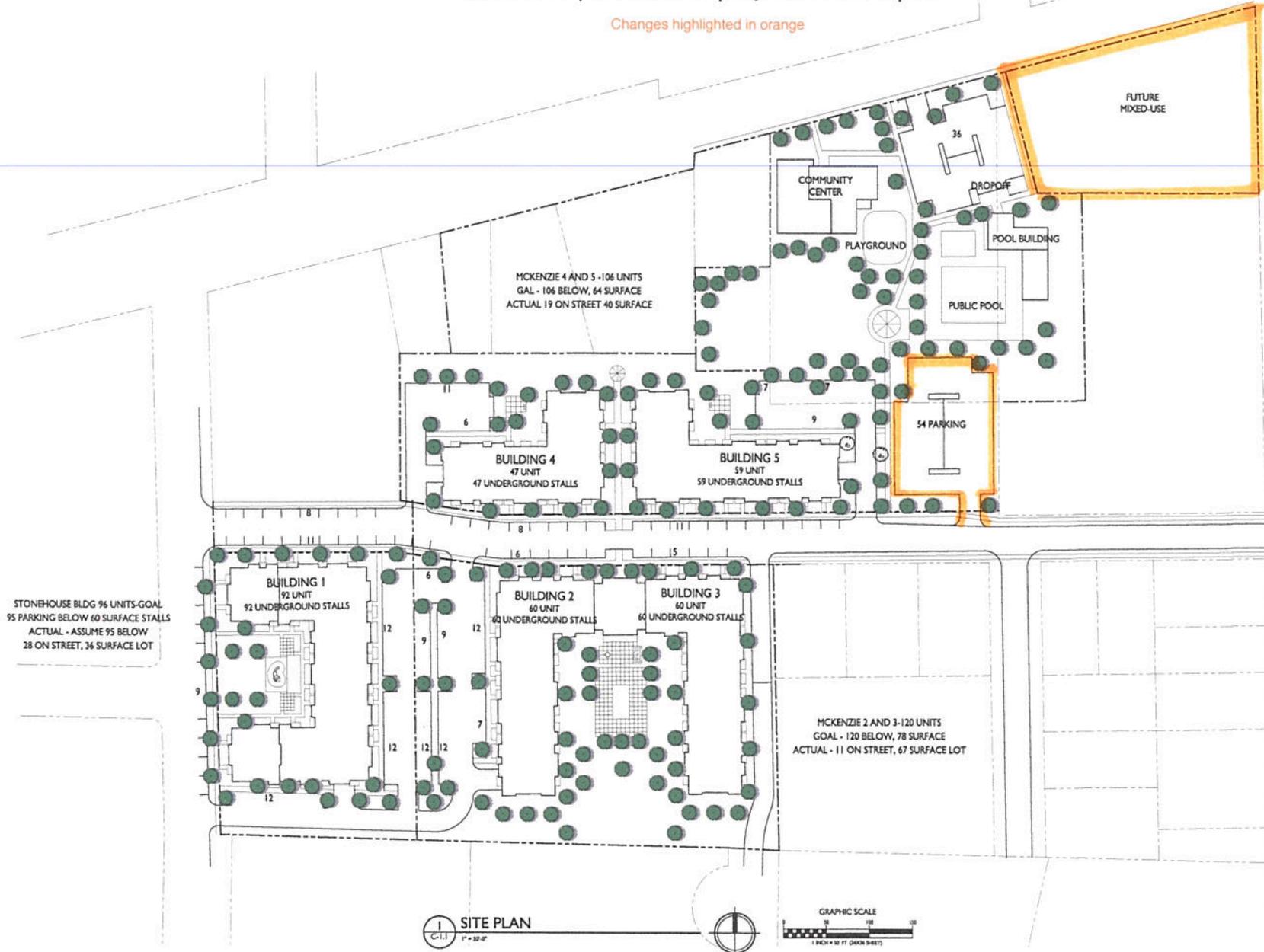
Steve Brown Apartments owns the house at the corner. They have proposed a commercial/residential mix building on their property and extending onto the Sugar Creek site. This would seem to give them an advantage if the City decides it likes that use there. Actually, there is a way for them to do that development while allowing you to proceed with our proposal that offers more amenities and substantially reduces the TIF commitment.

I propose that if we are selected, we would agree to sell Brown that portion of the Sugar Creek property that abuts their site so they will have the same footprint as they show on their plan. They could then proceed to build their building as proposed and we could develop the balance of the Sugar Creek site. Please refer to the modified site plan. You will note the detached area of parking that we had shown on Verona Avenue. This leaves a much smaller parking area that should be sufficient for use at the revitalized New Century School. The bulk of the parking for the pool and multi-use park would be relocated as shown south of the pool off of Church Street. This would satisfy a concern that one of the committee members had about a large parking lot on Verona Avenue.

By approaching the development this way, Brown gains the ability to expand their property at the corner with the vision that they expressed in the meeting. At the same time, our overall design intent for the balance of the property is not negatively impacted. Our TIF request remains at \$2,000,000 and Verona gets all of the amenities in our proposal.

McKenzie Apartment Company - Revised site plan

Changes highlighted in orange



STONEHOUSE BLDG 96 UNITS-GOAL
95 PARKING BELOW 60 SURFACE STALLS
ACTUAL - ASSUME 95 BELOW
28 ON STREET, 36 SURFACE LOT

MCKENZIE 4 AND 5 -106 UNITS
GAL - 106 BELOW, 64 SURFACE
ACTUAL 19 ON STREET 40 SURFACE

MCKENZIE 2 AND 3-120 UNITS
GOAL - 120 BELOW, 78 SURFACE
ACTUAL - 11 ON STREET, 67 SURFACE LOT

1 SITE PLAN
C-1.1 1" = 30'



ISSUED
Revised: May 20, 2020

PROJECT TITLE

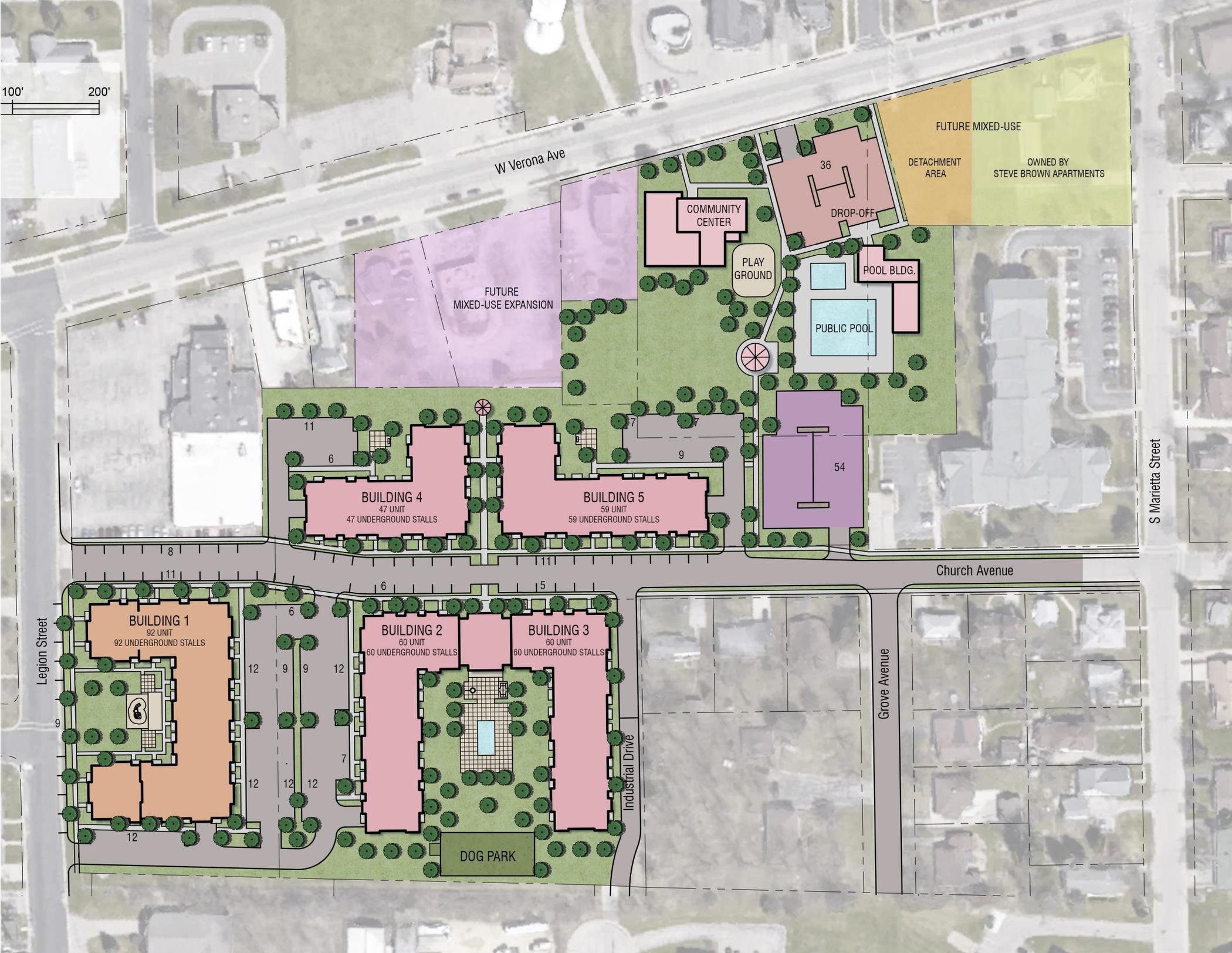
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1

PROJECT NO.
© Knothe & Bruce Architects, LLC

100' 200'



W Verona Ave

FUTURE MIXED-USE

DETACHMENT AREA

OWNED BY STEVE BROWN APARTMENTS

COMMUNITY CENTER

DROP-OFF

PLAY GROUND

POOL BLDG.

PUBLIC POOL

FUTURE MIXED-USE EXPANSION

11

6

BUILDING 4

47 UNIT
47 UNDERGROUND STALLS

7

9

BUILDING 5

59 UNIT
59 UNDERGROUND STALLS

54

8

11

BUILDING 1

92 UNIT
92 UNDERGROUND STALLS

6

5

BUILDING 2

60 UNIT
60 UNDERGROUND STALLS

BUILDING 3

60 UNIT
60 UNDERGROUND STALLS

DOG PARK

Church Avenue

Legion Street

Grove Avenue

Industrial Drive

S Marietta Street

Density

The committee spent considerable time discussing density. There are numerous studies that show how increased density benefits a community. Obvious benefits are an expanded tax base, increased customers for area businesses, and environmental benefits due to shorter commute distances. Concerns about crime, decreased property values and significant traffic impact are clearly disproved. Studies by Urban Land Institute and NMHC (National Multi Housing Council) are the most informative.

You can't have missed the interaction that I had with Steve Rudolph regarding his reaction to our Siena Ridge project. Although we had different perspectives on the value of density, I want you to know that I think there should be more people like Steve who care enough about their communities to dedicate their time and energy to enhance the general welfare. We may have certain disagreements but I very much respect his passion and commitment. I also appreciate that he has found us to be a good neighbor in Harmony Hills.

I will leave the density issue with a point upon which we can all agree. We don't want that well-paid employee of Epic Systems to look at Verona in their rear mirror on their way home to downtown Madison. We want them to have a short commute to their home in Verona where they can buy their groceries at Miller's Market, shop at local retailers, eat at local restaurants and contribute to the viability of Verona.

Testimonials

The following are letters from community leaders, realtors, homeowners, and apartment residents. They underscore the positive reputation we have with our residents as well as the communities surrounding our properties.

To Whom It My Concern:

We recently moved back from Florida to be near family. We have only been residents of Legacy Apts. for 1 1/2 years but have lived in 3 different apartments due to availability of certain floor plans. Each and every move was flawless; apts were spotless upon move in. We thought apartment living was going to be a temporary situation until we decided where to buy a house. We have so enjoyed living here that we have decided that apartment living is where we'll be until we need assisted living. The grounds are kept so nice and clean; it's like living in a park.

We attended an annual party given by John Mckenzie last summer where all the residents from his other apt complexes were in attendance. We sat at a table with two couples who were around our age(late 50's-early 60's) who had lived in a Mckenzie apt. for almost 10 years. Everyone we talked to was as in love with their Mckenzie complex as we are with ours.

We had looked at a couple of Mckenzie properties before settling at Legacy and all of the managers were wonderful to work with and extremely helpful. We have had several friends over for dinner or football games and they all leave thinking geez maybe we should sell our house and live in a complex like this.

We just can't say enough about how much we love living here; how great the staff is and well groomed and taken care of the property is.

Bill & Sue Barreau

To whom it may concern,

Hello, my name is Zachary Brunsell and it is my pleasure to strongly recommend McKenzie for the redevelopment of the Sugar Creek elementary school site. I have been a resident at Legacy Apartments, owned by McKenzie, for a year and a half. I researched the Legacy Apartment complex after a recommendation from a friend living there, who had nothing but compliments regarding her experience renting at that complex and McKenzie in general.

There are several reasons I would recommend McKenzie building a complex in downtown Verona. One of the main benefits of living in Legacy Apartments or another McKenzie complex is the amount of community amenities that they offer. From resident grills and pools, to movie theaters and dog parks, they have thought of many unique ways to entertain their residents. One of my other favorite things about their apartment complexes is the staff. All the McKenzie employees that I have interacted with are friendly, professional and courteous. They make extra time to organize events and seasonal parties for residents, which is a reminder of how dedicated they are to making life at the apartment communities enjoyable.

I am absolutely confident that by selecting McKenzie for the redevelopment of the Sugar Creek elementary school site, you are guaranteed to have high quality facilities with unique features that only they would be able to bring to the table.

If you would like more unique examples, please feel free to contact me at (619) 888-6290 or by email at brunsellzack@gmail.com.

Sincerely,

Zachary Brunsell

McKenzie apartment resident

May 20, 2020

To Whom it May Concern,

I would like to tell you about my experience with The McKenzie Apartment Company and Legacy Apartments. Last year my marriage of 17 years ended. I had been a homeowner for nearly 20 years and was embarking on some of the biggest changes of my life. With a teenage daughter finding the right fit for housing in this next stage of life was vital.

At the time I was feeling lost and a bit frantic. I arrived at the rental office of Legacy Apartments first thing on a Monday morning to request a tour... then and there. Had I been thinking more clearly I would have realized the Property Manager (Lizzy) would likely have numerous things on her plate first thing Monday morning, and I would have called ahead or at least waited until mid-day to stop by unannounced. Lizzy was wonderful. She happily talked with me about my needs, got organized, and took me to tour the vacant apartment I was interested in.

The apartment seemed to fit my needs, but I wanted my daughter to have a chance to look at it in person before I committed to anything, so I made an appointment for later in the week to tour again. With a Polar Vortex and multiple business and school closings, Lizzy happily worked around a few requested appointment changes and got us in to tour the apartment just a couple of days later. I cannot accurately express how impressed I was with the kindness, professionalism, and consideration I received from Lizzy. After touring the apartment, my daughter agreed Legacy Apartments would be the perfect second "home" and I signed a lease.

I have been at Legacy Apartments for a little more than a year now, and I have no plans of going anywhere any time soon. Time and time again I am impressed with Legacy Apartments, Lizzy, and The McKenzie Apartment Company. The communication is unprecedented. I am what you might consider to be an over-communicator. Having worked in Customer Service, Human Resources, Banking, and Real Estate, I believe in the importance of thorough and timely communication. It has become clear to me The McKenzie Apartment Company and Legacy Apartments have the same mindset. Whether it has to do with an individual apartment, or the entire complex we (the residents) receive clear communication with plenty of notice and reminders. To top it off, all communication is detailed and professional.

I am also astounded by the amenities offered; from a useful clubhouse, to top notch work out facilities, to the pool with patio and grilling space, to the dog park for residents, to ample green space and grills scattered throughout the property for resident use. All areas are kept clean and well maintained.

As a resident of the Legacy Apartments and The McKenzie Apartment Company I have felt valued. I am always comfortable reaching out with any questions or concerns knowing I will receive a prompt and professional reply. I am impressed time and time again with the high level of customer service provided and the exceptional and concise communication. I would comfortably and confidently recommend The McKenzie Apartment Company and Legacy Apartments to anyone considering the services they offer.

Sincerely,

Carron Schulz
608.843.6012

To whom it may concern,

We were asked by our property manager about our time here at Legacy and our thoughts of the company and obviously we were more than happy to oblige. Below we will share some of our experienced and why we think Verona would be making a sound decision for their future in choosing the family owned McKenzie Apartment Company.

Our time here at Legacy Apartments by McKenzie Apartment Company has been nothing but amazing. From all the awesome amenities down to the maintenance, this company has exceeded all expectations. We were the first people to move into building number five here at Legacy and a few months after moving in the owners had a focus meeting open to all Legacy residents who wanted to be a part of it to see what we all love and the things they could improve on in their next project. For example, the residents asked for specialized gym equipment (squat rack & stair stepper) and within a couple months we had the new equipment and they have continued to update even more over the years. They even took the advice we gave them in regard to the changes we would have made to our apartments (more nature light, adding a light switch, keyless entry). With the building of their new property they instituted these changes and that goes to show they truly care about giving their residents the best place to live. They go above and beyond for their residents and throw awesome parties each summer and fun themed get togethers occasionally. If you need anything done maintenance wise, it gets done well and in a timely manner. They work with a local landscaping company which ensures that the landscaping of the property is always well maintained. They also have a cleaning company that comes and cleans each building and public amenities in order to ensure top notch cleanliness and a continued high standard of living.

In our opinion, anyone who has the money can build an apartment complex for people to live in, but it takes a special ownership group in order to create and help sustain a community. We have lived here since our building opened in 2016 and have never once thought about moving to a different apartment because we feel there isn't another company that values their residents as much as McKenzie Apartment Company and it truly feels like home.

I have grown up in Verona and I can say with confidence that this company can truly contribute something special for the community of Verona. I know that this area of redevelopment is very important to the downtown plan and based off of my experience with this company I have faith in their ability to not only create an esthetically pleasing project for their residents but also put the benefits of the community first when working with the city on this project.

This is such a great company and I know they would create an amazing area for not only residents of the apartment building but also for the community of Verona.

Thank you.

Kaitlin and Ryan Nyman

May 20, 2020

Ulla and Joe Graber
Legacy Apartments
225 Midnight Pass, #111
Verona, WI 53593

To Whom It may concern:

We have been living in the Legacy Apartments for 3 years and we just recently renewed our lease for another year.

Below are a list of our observations as to why we feel the Legacy Apartments is a great place to live.

- * When we first moved here we were a little apprehensive about the possibility of noisy or rowdy neighbors. After we moved into the Legacy Apartments, we were pleasantly surprised by how quiet it is here. Most of the tenants are young professionals and are well behaved.
- * The apartments' exteriors/interiors are maintained in excellent condition. A multi-person cleaning crew rotates through the complex on a weekly basis to clean all the public areas.
- * When tenants leave, the apartments are deep-cleaned, carpets are shampooed and walls are re-painted where needed. Also, the kitchen, laundry and bathroom areas are thoroughly scrubbed.
- * If we need service for any of our appliances, electrical, etc. the staff response time is almost immediate.
- * After a winter snow storm the sidewalks and roads are promptly cleared and salted very early in the morning.
- * The owners and management show great pride in maintaining the apartments. After a long Wisconsin winter shrubbery, trees and plants that did not survive are promptly replaced. New mulch is added to the tree bases and dead grass areas are reseeded.
- * The Clubhouse has a party room, which can be reserved for private parties and is available at no additional charge. There are two exercise rooms, one equipped with weights and various aerobic exercise equipment. The other room is used for various exercise routines (Yoga, Pilates, calisthenics, etc.) These rooms, the sauna, and adjoining toilets are cleaned and disinfected daily.
- * Also, there is a beautiful pool with adjacent picnic areas where you can use multiple gas grills to prepare your lunch or dinner (no charge).
- * Finally, The McKenzies take great pleasure in hosting a few parties for their tenants yearly. This creates a wonderful community atmosphere for all of the residents.

Sincerely,

Joe & Ulla Graber

May 20, 2020

To Whom It May Concern,

We have enjoyed residing at Timber Valley. It has been over a year now. The management team is quick to respond and keeps residence well informed. If residence need to take action, the steps to do so are always well written and included with the correspondence.

The maintenance crew has also been quick, friendly and "cleans up" mess that may occur during a repair. The property is always tidy - inside and out.

The common space areas are beautiful. Well maintained. The well thought out spaces allow for those who want to meet their neighbors and socialize to do so but also "quite" spots for those who prefer not to mingle.

I highly recommend McKenzie to friends and co-workers.

Thank you,
Jayne Katers

Living at this community has been amazing! Out of this world management, a wonderful community feel, and top-notch amenities. In fact, we were so impressed with the Clubhouse at Timber Valley that we decided to use the community room for our wedding venue last year!

The property is always kept clean, both inside and out! I have been renting at Timber Valley for almost 2 years now, and I have rented from other McKenzie Apartment Company properties for the last 10 years. Nothing but good experiences!

Sincerely,
Nicole and Kye Schraith

To Whom It May Concern,

We have been living at Timber Valley by McKenzie Apartments for about two years now. We moved in July of 2018 as soon as the first building opened up and we have been in love with the place ever since. We were originally drawn to Legacy Apartments, another complex that was built by McKenzie, but when we learned that the brand-new Timber Valley would be opening up at the same time we were hoping to move in, we pounced on the opportunity. Timber Valley has lived up to every expectation that we've had along the way and more. I believe that the fact that we were originally drawn to a different McKenzie property and have lived at this location for two years speaks volumes to the high-quality properties that McKenzie offers. Furthermore, we originally moved in to a one-bedroom apartment, but have recently moved in to a larger, two bedroom plus den unit as we and our family have grown. McKenzie Apartments offer living arrangements for people from a variety of lifestyles and brings the very best amenities to the table to complement the living arrangements. We toured several different complexes in the area in addition to Legacy and Timber Valley, but truly no other location offered the same level of space, amenities and cost-effectiveness as McKenzie's apartments.

The McKenzie Apartment Company has become an integral part of the community where we live, both within and outside of our complex, and we would highly recommend that they be included in the planning of any future communities. By offering McKenzie Apartments the opportunity to build a property, one can be certain that it will be a beautiful, friendly, communal, and premium property for all who come in contact with it.

*Sincerely,
Dan and Courtney Griese*

5/20/2020

To whom it may concern,

I am a very happy resident of the Boulder Creek community, which is part of the McKenzie Apartment Company. I'm writing to share my experiences.

My first experience came in 2000 when I first moved here for a year and a half. I then moved to another community, but when I returned in 2012, I immediately looked at returning to Boulder Creek and have happily lived here ever since.

The amenities are fantastic and have been upgraded over the years. These include a fitness center, pool, deck space, and community room. This is in addition to recent kitchen, bathroom, and deck upgrades in resident units.

As a father of two, security and safety are of utmost importance to me, and I've always felt safe and secure in our neighborhood. That is with a very active community of people in transit, exercising, playing, or relaxing.

Our property manager is one of the keys to the success of the property. She's kind and very responsive to questions and requests. When work will be done, she is proactive and makes sure the property remains in tip-top condition.

The McKenzie Company has broadened their area and range of apartment communities. Recently, they also invested back into the community with a large donation to the Boys and Girls Club. As an educator, I appreciate the investment in children in our community.

I highly recommend the McKenzie Apartment Company as a positive community-development business in Dane County.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Conohan". The signature is fluid and cursive, with a large initial "C" and a long, sweeping underline.

Chris Conohan
Boulder Creek Apartments Resident

I was just realizing that I moved into Siena Ridge Apartments 3 years ago today!

After renting in Madison all my life, I retired and moved to Verona to be closer to family.

Retirement is great and this apartment is the icing on the cake. It is new, well managed, safe and secure. The building and grounds are meticulously maintained, and on the few occasions repairs were needed, a McKenzie maintenance worker responded quickly and thoroughly. My family and I love and enjoy the beautiful pool and barbecue area.

McKenzie Apartment Company treats us like guests all year around with special gatherings for breakfast in the clubhouse and a yearly party at Legacy Apartments at which generous prizes are awarded all evening. I won an electric grill and utensils!

In short, I have rented apartments in Madison since the 70s and this is the best! I have been telling family and friends that I have never been happier!

Sincerely,
Marilyn Beach

Date: 5-20-20

To Whom It May Concern:

My wife, five year old son and I are current residents of The Legacy Apartments. We have lived at this location for roughly three years and would love to convey our absolute enjoyment of Legacy. It will be difficult to not be long-winded in detailing all the components that have made it delightful. So, in this endeavor, I would like bring your attention to my dealings with the company as a whole. Through multiple McKenzie gatherings, we have met many residents of other properties and we always repeat the same message. That is our great pleasure in being a McKenzie Property resident. Our conversations most often lead with how many awesome amenities we have access to, which typically goes on for a while. Then spins off to how pet or child friendly the complex is. Of course, peppered in with the beauty and cleanliness too. With a smile, I express how I feel we are getting more for our money than we should. Always, at some juncture, we will say how nice our respective property managers are and how well they lookout for us. This, in all, would solidify my notion that the company is well run. But to reconfirm that fact, I had the pleasure of interacting with one of the investors of The Legacy Apartments last summer. He showed that the company, top to bottom, is full of good natured people. I am now of a firm stance on the positive company ethos and I wish them continued success. I will also confirm that I'm not the only one that feels this way. I hope you can find the sincerity of this letter.

Respectfully,

Alexander Long

Michael Rodefer
710 Bear Claw Way #308
Madison, WI 53717
608-831-5392

To Whom It May Concern,

I would like to take this opportunity to share with you my experience as a life-long renter in the Madison area and long-term resident with McKenzie Apartment Company. I have lived in all three properties over a time period of more than 13 years. I moved into Boulder Creek in 1996 when the area was first being developed. I moved to another complex in in 2001 in an effort to save money, only to find myself moving back to the neighborhood less than a year later.

I found in all my years of renting, that there is no other company I would rather rent from than McKenzie Apartment Company for many reasons.

- Family owned and operated properties with on site management and 24/7 maintenance.
- Staff that is willing to go above and beyond normal expectations to make every tenant feel safe, secure and comfortable. They have always been willing to work with me, no matter the situation.
- Well maintained properties with every amenity you could want. The grounds and facilities are always in top notch condition and never in a state of disrepair or bad condition.
- Apartment amenities are some of the finest offered at a very competitive price, such as elevators, all appliances, secured underground parking, common areas cleaned regularly, heated pool, volleyball court, workout facilities, free use of clubhouse, well-manicured lawns, and they even provide pet owners with bags to ensure a clean outside environment. Things you won't find at most other apartment complexes in this area without paying a lot more.
- Great neighborhood with friendly people.

The owner and management staff of all McKenzie properties have done a fantastic job over the years keeping their facilities and grounds looking like new. Any issues that arise are promptly addressed and repaired, and it is not uncommon to find the staff regularly walking the grounds to ensure a high standard of quality.

I can say that I truly enjoy living at Blackhawk Trails, just as I have Boulder Creek and Waterside, and could not imagine living anywhere else.

Thank You,



Michael Rodefer

October 3, 2011

Aaron R. Zawacki
1032 N. Pleasant View Road
Middleton WI, 53562
702.232.2804

To Whom It May Concern:

I wanted to take a moment to share my feedback on the Boulder Creek Apartment Community. Being that I am in the hospitality industry I have lived all over America both owning homes with associates along with renting properties. In all of the places I have lived not a single one compares to that of Boulder Creek.

Boulder Creek truly cares about its residents. The property manager is always available for the residents providing a truly unmatched experience. There is not a project that is ever left to chance. Each concern that I have faced along with speaking with my neighbors has always been rectified within days.

The other staff around the property also truly cares about the community and its residents. When moving in the maintenance team immediately offered assistance with projects that truly would be going above and beyond. The team hung a chandelier and a television for me. These projects were so much more than the standard maintenance service of most communities.

The property itself is truly enchanted, the pool and club house are impeccably clean and tidy. The state of art fitness center truly allows for the residents to unwind after a long day. It is amazing to find a rental community that is truly clean and always maintained.

I can't imagine living anywhere else in the Madison area. I am truly thankful to live in such a magical community.

Yours in Service,

Aaron R. Zawacki

Andy Roeker
1008 N. Pleasant View Road
Middleton, WI 53562

To Whom It May Concern:

It is with great pleasure I am able to proudly call Boulder Creek my home. I have had the privilege of living in Boulder Creek for the past 14 months and have recently renewed my lease to extend my stay. Boulder Creek has provided me the opportunity to live in a community with wonderful neighbors who take pride in both its safety as well as respect for one another. Not once in my new home have I had to deal with noisy or problem-causing neighbors. As a matter of fact, many of the neighbors have become friends whom I trust and look forward to greeting on a daily basis.

In addition to the wonderful residents of Boulder Creek, not enough positive things can be said for the ownership and management of my home. If a request is made, it gets done. It is truly that simple. Boulder Creek has demonstrated to my neighbors and I how committed they are to maintaining the beauty of our community as well as surrounding communities each and every day. For example, this past year my home has seen a new driveway, new furniture at the pool, a re-model of the clubhouse, additions to the weight room and brand new roofs. Furthermore, crews are constantly roaming the neighborhood taking care of yard work and ensuring its residents never have to be concerned with the outside appearance of their home.

Boulder Creek is truly a class act and the compliments I receive from house guests (my closest friends and family) confirm my feelings for both the management and maintenance teams. The responsiveness and pro-active approach Boulder Creek has to ensuring its residents the best service possible is what makes them better than other "apartment complexes" in the Madison area.

Boulder Creek is not simply an "apartment complex," it is a home. Boulder Creek supports those living within it as well as the communities surrounding it. Places like Boulder Creek contribute to Middleton's consistent recognition of being one of the best places in the United States to reside.

Sincerely,

Andy Roeker



2650 Novation Parkway, Madison, WI 53713
(608) 282-8900 / (800) 545-5015
ppicinfo@pplusic.com
pplusic.com

More Physicians. More Clinics. Better Choices.

Jack McKenzie
Blackhawk Trails Apartments
McKenzie Apartment Company
732 Bear Claw Way
Madison, WI 53717

RE: Apartment Rental

Dear Jack:

I wanted to thank you again for renting to me during my search for a new home in the Madison area. I found the apartment to be very well maintained and never encountered anything but a good experience with the staff of McKenzie Apartment Company and the residents. As a previous apartment building owner in Chicago, I understand how difficult the process can be to select the right tenants to keep the quality of your product alive and I found that your company does just that.

As you know, I enjoyed the hospitality so much I and my family have decided to move into this same neighborhood, so I anticipate I will see you around. Keep up the great work and if I can ever be of a reference to other executives moving to the Madison area, please do not hesitate to give me a call.

Sincerely,

Tom Luddy
VP and Chief Sales & Marketing Officer

Lisa Bennett
834 Hidden Cave Road
Madison, WI 53717
608-833-6800

To Whom It May Concern:

I was asked to offer an opinion about the affect of the apartments in Blackhawk on the single family home values there. Since I have been a very active agent for many years, with approximately 160+ home sales in Blackhawk, I am in a good position to evaluate the impact of the McKenzie Apartment Company communities.

As you know the City of Madison has a planning policy which mixes single family and multi family units in neighborhoods. The McKenzie's developed Blackhawk and have 3 apartment communities mixed in with single family, parks and a church site. This development has been very successful over many years and the mixed uses work together quite well. The apartments have never been a drag on the value of the single family homes. They are well managed and have never been perceived as a negative by potential buyers. In fact many of the buyers of homes in the neighborhood have come from the apartments because they are high end communities.

In my opinion a nice mix of single family homes and high quality apartments makes for a vibrant neighborhood. What is important is the commitment of the owners of the units, whether they are the single family or multi family. If property is well cared for and there is an obvious "pride of ownership" then value for everybody is enhanced. As far as the multi family goes, I can assure you that the McKenzie properties are an asset.

Please feel free to call me with any questions.

Sincerely,



Lisa Bennett

Re/Max Preferred
608-833-6800 Direct Line
608-219-0632 Cell.
608-833-6801 FAX



Lisa L. Bennett
Real Estate Broker
Sales Agent

RE/MAX
Preferred

2970 Chapel Road
Madison, WI 53711
Direct: 608 833-6800
Cellular: 608 219-0632
Toll Free: 1 800 236-4411 X 2711
lisabennettremax@aol.com

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Paul Skidmore, 9th District Alder
City of Madison, Wisconsin
13 Red Maple Trail
Madison, Wisconsin 53717-1515
(608) 829-3425
District9@cityofmadison.com

John McKenzie
The McKenzie Company

RE: Harmony Hills

Greetings John,

You suggested that some individuals had questioned your commitment to safety and the quality of life in your proposed Harmony Hills development. I have had the opportunity, and pleasure, to work with you and your development team on a number of projects in the 9th district in the City of Madison, as well as in other areas of Dane County. I feel qualified to speak to your commitment to families who choose to live in your developments, whether they are home owners, condominium owners, or apartment renters as well as your commitment to the communities in which you develop.

I am impressed with your solid commitment to the quality of life of the residents of your developments. Your developments, whether owned or rental, exceed public safety standards as well as exceeding building code requirements for construction. I have always been impressed by the amenities that your developments include: community rooms, swimming pools, play lots, greenways with trails and landscaping, distinctive entrance enhancements, and top quality building and grounds maintenance. As a landscape architect and contractor I have always been impressed at your commitment to high landscape and building appearance standards. As a local politician, I am grateful for your desire to be a part of the neighborhoods you develop. Your community rooms have always been open to me and others for use in neighborhood meetings or other important neighborhood events. I also hear much positive feedback on your developments. In fact, my dental hygienist commented this morning that she and her husband have lived in one of your apartments in Blackhawk for more than ten years and feel happy, comfortable, and safe. In summary, I think that you and the McKenzie Company is an important part of my district and the City of Madison. Personally, it has been my pleasure to work with you on your projects in Blackhawk.

I think that this expresses my sentiments, as well as the sentiments of many others who work with you, buy homes from you, or rent apartments from you. I hope this answers any questions and allays any fears about your commitment to the communities you develop. Please feel free to contact me, or have others contact me directly if more information is needed or desired.

Take care. I look forward to working with you again.

Sincerely,

Paul Skidmore, 9th District Alder

City of Madison, Wisconsin



City of Madison Fire Department

325 West Johnson Street, Madison, WI 53703-2295
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Debra H. Amesqua
Fire Chief
608-266-6564

James D. Keiken
Assistant Chief
608-266-5966

Paul T. Bloom
Assistant Chief
608-266-5956

Gregg D. Knudtson
Assistant Chief
608-266-5959

Ernesto Martinez
Division Chief
608-266-4886

Ronald C. Schwenn
Division Chief
608-267-8674

Jeffrey G. Duppler
Division Chief
608-266-4203

Michael D. Popovich
Division Chief
608-266-5946

Arthur B. Price
Division Chief
608-266-4256

Richard A. Kinkade
Division Chief
608-266-4201

Edwin J. Ruckriegel
Fire Marshal
608-266-4457

Rita A. Johnson
Admin Services Mgr.
608-266-5957

Christian C. Zuver
Medical Director
608-266-4424

Fire Investigation
608-266-4488

Visit our website at:
www.madisonfire.org

To whom it may concern,

I am writing this on behalf of John Mckenzie for the Mckenzie Apartment Company. I would like to first state that John and his family as business owners of multiple upper end apartment complexes have developed wonderful living environments for all people. John's development philosophies on everything that he has built have been used by his family. They have, as a family, kept everything they have built in the family. They provide friendly, helpful and responsive on-site management. This not only ensures that what they have built will be maintained to their standards but also ensures that they want to work with the community and neighborhood to meet the community standards.

I write this not only as an individual who knows John personally but also as a neighbor to one of his many complexes. If I had my choice, I would prefer to live next to something he has developed than to some type of apartment complex that has been built by someone else and then passed on to someone who truly does not have an interest in the neighborhood like the Mckenzies.

I also speak to the professional side of my job. As a Madison Fire Fighter I have seen many developments and John's properties by far stand out as some of the cleanest and best managed properties in the City.

These comments in no way represent the opinion of the City of Madison or the City of Madison Fire Department. These are my opinions.

Respectfully;


Paul Bloom
Assistant Fire Chief
City of Madison

**Public Comment
received by June 4, 2020**

Verona Area Historical Society

“Celebrating Hometown History!”

1234 Cathedral Point Drive
Verona, WI, 53593
SaveVeronaHistory@gmail.com
608-577-5525
EIN 47-5660734

Date: May 31, 2020

To: Community Development Authority (CDA) of Verona, WI.

Subject: Sugar Creek Redevelopment Project

Hello Verona CDA.

Thank you for including the preservation of the New Century building in the planning process for the Sugar Creek land. This has been a great statement that Verona values saving important pieces of our community history and bringing them forward with us into the future.

REQUEST FOR DEED RESTRICTION:

As you decide on the future plan for this land and building, we would respectfully request that the city place a deed restriction on the New Century building before transferring away ownership. This deed restriction would ban demolition of the building at any point in the future, even if ownership of the building eventually changes hands again between privately owned entities.

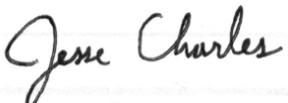
The city has a unique opportunity to do this while the building is in the public domain. While the developers submitting proposals today are not interested in destroying it, this building is too important to Verona to risk someday ending up in the hands of other parties that might feel otherwise. A deed restriction of this type was placed on the Matts House back in 2016 when the city transferred ownership away, and we strongly supported that decision.

NATIONAL REGISTER:

As you know, the New Century building has been determined to likely qualify for the National Register of Historic Places. Verona has no items on the register, and having one would be a massive point of pride for our city. During the CDA interview phase, two developers stated that they would pursue placing the building on the register.

Our historical society looks forward to working with any of the applicants that get chosen for this project, and we understand that your process for forming a recommendation is complex. We would ask that listing the building on the National Register of Historic Places be weighed greatly into this decision.

Thank you for your Time,



Jesse Charles
Verona Area Historical Society, President.

From: [Adam Sayre](#)
To: [Katherine Holt](#)
Subject: FW: Sugar Creek School Development
Date: Monday, June 1, 2020 1:42:25 PM

Please share, thanks.

Adam Sayre, AICP
City Administrator
City of Verona
111 Lincoln St.
Verona, WI 53593
Phone: (608) 848-9941
adam.sayre@ci.verona.wi.us

From: Ruth Jensen [mailto:dickandruth5@gmail.com]
Sent: Monday, June 1, 2020 1:41 PM
To: Adam Sayre
Subject: Sugar Creek School Development

Hi Adam, Would you please share the following attachment with all the Community Development Authority Members. Thank you, Ruth Jensen

June 1, 2020

Community Development Authority Members:

Thank you for your efforts on behalf of the residents of our lovely city. Your diligence in seeking the best use for the Sugar Creek School parcel is greatly appreciated. As a parcel of this size in close proximity to the central city will never be available again, it presents a singular opportunity to develop it in the best way possible.

My concern is in regard to a proposed outdoor pool. There are several reasons the inclusion an outdoor pool cannot be justified. An outdoor pool with an accompanying parking lot takes up a large segment of land. Consider that both will be used only three months of the year. Will the pool be for public use? If so, will its costly maintenance then become the City's responsibility? Conversely, will its maintenance be the responsibility of the developer in which case it may be used exclusively by the apartment residents? Consider the noise that will be generated by the participants amidst apartments and commercial establishments.

Verona offers plenty of opportunities for residents to swim. We have a unique venue in the beach at Fireman's Park which is emphasized in the City's brochures. Now with the recent addition of the splash pad, its attraction is even greater. In addition, the school district offers a number of pool options for swimming/swimming lessons.

On a different topic...I understand that arriving at a decision for a development that

benefits the largest number of residents is a complex one indeed. Verona definitely could benefit from a large community space for meetings/gatherings. With so many organizations in our vibrant community meeting or event space is hard to come by.

Finally and personally, I would like to see the inclusion of a couple of rooms in a community building dedicated to use by the Verona Area Historical Society. Consider that Verona is the only city/town in Dane County without a 'museum'! Having space in a City-supported building would be beneficial to both the community and our fledging organization which is trying very hard to preserve Verona's wonderful past. It would be positive exposure for both organizations and be yet another way to draw people to Verona's downtown.

Thank you for your time in considering my concerns and suggestions.

Ruth Jensen

From: [Adam Sayre](#)
To: [Katherine Holt](#)
Subject: FW: Sugar Creek Development
Date: Tuesday, June 2, 2020 2:47:24 PM

Adam Sayre, AICP
City Administrator
City of Verona
111 Lincoln St.
Verona, WI 53593
Phone: (608) 848-9941
adam.sayre@ci.verona.wi.us

From: Katy Franklin [mailto:katemc300@yahoo.com]
Sent: Tuesday, June 2, 2020 2:46 PM
To: christine.posey@ci.verona.wi; charlotte.jerney@ci.verona.wi; katie.kohl@ci.verona.wi;
christine.posey@ci.verona.wi; chad.kemp@ci.verona.wi; kate.cronin@ci.verona.wi;
luke.diaz@ci.verona.wi; heather.reekie@ci.verona.wi; evan.touchett@ci.verona.wi;
charlie.ryan@ci.verona.wi; Adam Sayre
Subject: Sugar Creek Development

Hi,

I am writing to show my full support for the McKenzie Apartment Company developing the Sugar Creek area in Verona.

I have many reasons to support them. However, I would like to share my three main reasons with all of you.

I have lived in Verona for the last fifteen years and feel our community would truly benefit and support a community pool. I have talked to many friends in the area and they have shared their interest in a local pool as well.

Secondly, I was honored to have worked for the McKenzie Apartment Company as a property manager for five years. I can't say enough about the quality, caring and compassion they put into the developments they have done and the employees they hire. They have a keen eye for beautiful esthetics and design. As I experienced, first hand, they take great pride in maintaining their developments and that will be very crucial to this development as well.

I would like to conclude with sharing this. Being a family owned company, as The McKenzie Apartment Company is, definitely goes along with what Verona is and wants as a community. After the developments are completed, they continue to maintain the properties. They are very hands on and continually involved in keeping the quality of the property and maintaining a very comfortable and safe place for their residents to call home.

Thank you for taking the time to read this. If you have questions please don't hesitate to let me know.

Sincerely,
Kate Franklin

[Sent from Yahoo Mail for iPhone](#)

June 3, 2020

To whom it may concern,

My husband and I currently live at Waterside Apartments which is managed by the McKenzie Apartment Company. We have been renting at Waterside Apartments for the last 4 years. We have had nothing but amazing service for the last four years. If we had an issue within our apartment, it was taken care of within a day. The maintenance workers that did come into the apartment to fix something have left the apartment clean. If a resident is being loud or there is something going on with residents within the complex, it has also been taken care of immediately.

The people who work for the McKenzie Apartment Company have been nothing but kind. They always say "Hi" when I see them outside working or when I walk through the clubhouse. If there is something that the residents need to know, Michelle makes sure to communicate the message. This has been done by email and putting a sign up by the mailboxes. It has been wonderful to receive communication promptly about things happening within the complex (i.e. fire alarms being tested, water lines being flushed by the city, etc.).

The amenities that are offered at Waterside Apartments are also a huge plus. It has been amazing to be able to go down to the pool on a sunny summer day. The pool area is always clean and well kept up. It has also been a plus to be able to use the Clubhouse to host a small event. Everytime I have used the Clubhouse, it has been clean and ready to use. The fitness center, coffee station, and computer room has also been clean every time I have used it. The outside of the complex has also been kept up and things that have outdated have been replaced. They have also added security cameras which adds the extra benefit of feeling safe.

I would highly recommend the McKenzie Apartment Company for the redevelopment of the Sugar Creek Elementary School site in downtown Verona.

Thank you,
Elizabeth Baumert

Rick Christman

9204 Waterside Street #207

Middleton, WI 53562

To Whom it May Concern,

I just wanted to add my voice to those that have already advocated for McKenzie Apartment Company's continued investment in the community of Verona with the development of the Sugar Creek Elementary School site. I know that they already have presence in your community, and I am certain that they are as great a member of your community as they are here in Madison/Middleton.

I have lived at the Waterside Apartment complex for nearly 18 years and I would be hard pressed to find any other place that I would want to live. I have witnessed firsthand the care and compassion that their staff have for the neighborhoods they serve. They have an active presence in our community with such programs as Toys for Tots and others. They will make a great addition to such a worthy project.

The staff at Waterside have always provided a genuine caring and engaging experience for those of us that call this home. They are receptive to the needs of their residents along with addressing any concerns that we may have. Providing a safe and secure environment for their residents along with making this an attractive well-kept property is a top priority for the management staff. I cannot think of a better organization to include in your plans for the Sugar Creek Elementary School development. They would make a fine addition to any neighborhood.

I know I am proud to call Waterside Apartments home!

If I can be of any further assistance, please call me at 608-772-8791.

Rick Christman

From: [Adam Sayre](#)
To: [Katherine Holt](#)
Subject: FW: Community pool
Date: Wednesday, June 3, 2020 4:27:43 PM

Adam Sayre, AICP
City Administrator
City of Verona
111 Lincoln St.
Verona, WI 53593
Phone: (608) 848-9941
adam.sayre@ci.verona.wi.us

From: Julie Briggs [mailto:juliebriggs96@gmail.com]
Sent: Wednesday, June 3, 2020 4:27 PM
To: Adam Sayre
Subject: Community pool

Dear Verona City Council Members,

I am writing to show my support for the McKenzie Company proposal regarding a new apartment complex and an outdoor community swimming pool.

We had the privilege of staying in the Sienna Ridge apartments while our home was being built. The staff was so kind and courteous. The amenities at the apartment were amazing and our kids were very entertained with the pool, workout room, and clubhouse. We appreciated feeling safe and enjoyed our time there.

Verona could benefit from an outdoor community pool. It would be a great addition to our growing community and fun filled times for children and families. We are supportive of the McKenzie apartment company proposal and hope you choose them in moving forward with this project.

Sincerely,
Julie Briggs

From: [Adam Sayre](#)
To: [Katherine Holt](#)
Subject: FW: Sugar Creek Proposals
Date: Thursday, June 4, 2020 8:02:52 AM

Adam Sayre, AICP
City Administrator
City of Verona
111 Lincoln St.
Verona, WI 53593
Phone: (608) 848-9941
adam.sayre@ci.verona.wi.us

From: Christopher Zak [mailto:czak@firstam.com]
Sent: Wednesday, June 3, 2020 7:58 PM
To: Christine Posey; Chad Kemp; Katie Kohl; Charlie Ryan; Charlotte Jerney; Kate Cronin; Heather Reekie; Evan Touchett; Adam Sayre; Luke Diaz
Subject: Sugar Creek Proposals

Hello All,

As a concerned citizen of Verona and a former member of the CDA I wanted to reach out and give you my humble opinion on the proposals.

I understand that we are down to the final two developer proposals.

The clear winner is the Steve Brown/Alexander Company plan.

We need a high quality development on Verona Avenue. We need eye appeal and class. Please, no more vinyl sided buildings with undersized swimming pools. Also, W. Verona Avenue needs to be fronted with beautiful buildings, not parking lots.

If you have time this weekend, drive by one of Steve Brown's current projects in Madison or Middleton. No one in Wisconsin builds to a higher standard of materials and craftsmanship, their properties are absolutely beautiful, the best the of the best. This is what Verona deserves in this high profile area of the City. I will say the same about Alexander Company, high quality developers that know how to get creative, particularly with adaptive re-use.

And this team has a Verona based builder/contractor to boot!

Thanks for reading!

Chris Zak
1287 Enterprise Drive.
414-238-5284

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Thank you.~

FAFLD

McKenzie Apartment Company – Recommendation Letter

To Whom it May Concern:

I am writing to recommend McKenzie Apartment Company for the redevelopment of the Sugar Creek elementary school site. When I think of McKenzie Apartment Company, I think of a comforting home.

I have lived at McKenzie's Waterside Apartment complex for 3 years now and ever since my first interaction with the company I have always felt taken care of and looked out for.

The facilities are always clean and the staff is very responsive and always there for you. I am grateful to live under a McKenzie Company roof and very much recommend McKenzie Apartment Company for this project.

Respectfully,

Chris Anderson

From: [Adam Sayre](#)
To: [Katherine Holt](#)
Subject: FW: Sugar Creek Elementary School Site RFPs
Date: Thursday, June 4, 2020 8:05:18 AM

Please include this and the others in the packet. Thanks.

Adam Sayre, AICP
City Administrator
City of Verona
111 Lincoln St.
Verona, WI 53593
Phone: (608) 848-9941
adam.sayre@ci.verona.wi.us

From: James Martin [mailto:jemartin2353@yahoo.com]
Sent: Wednesday, June 3, 2020 11:43 PM
To: Adam Sayre
Subject: Sugar Creek Elementary School Site RFPs

Adam-

I've been following the redevelopment plans of the Sugar Creek Elementary site and before the meeting on Monday, I wanted to send a quick note in support of the proposal by Steve Brown Apartments. After reviewing the two remaining proposals, I feel Steve Brown's proposal is a better fit for Verona. I appreciate the integration of some commercial/retail space and the large public plaza. Regarding the apartments, I prefer the smaller apartment buildings in Steve Brown's proposal. I also think the large number of affordable housing units is really needed in Verona. Steve Brown put together a really good team for this development. All of the firms are well known in the Madison area with good reputations for this type of work and they have strong ties to Verona. Specifically, it's exciting to have The Alexander Company involved because they are well known for their work on historic buildings around the country, similar to the schoolhouse. This development will make Verona better and I'm excited for it to get started. Thanks.

Jim Martin
1315 Hidden Valley Rd.
Verona
608-848-3036

Third Addendum to Commercial Lease Agreement

THIS ADDENDUM is made and entered into this ____ day of _____, 2020 by and between the City of Verona of 111 Lincoln Street, Verona, Wisconsin and Redeemer Bible Fellowship of 130 Franklin Street, Verona, Wisconsin.

RECITALS

Whereas, the City of Verona (Landlord) and Redeemer Bible Fellowship (Tenant) entered into a commercial lease agreement (Commercial Lease) for the premises situated at 130 North Franklin Street, Verona WI (Premises) for a term commencing on September 20, 2014; and

Whereas, the original Commercial Lease agreement states that the lease shall terminate on September 30, 2016, the first Addendum to the lease agreement signed March 14, 2016 terminates on September 30, 2018, and the second addendum to the least agreement signed August 27, 2018 terminates on September 30, 2020.

Whereas, The Landlord and Tenant mutually desire to renew the Commercial Lease for an additional term of twenty-four months commencing on October 1, 2020 and ending on September 30, 2022.

ADDENDUM TO AGREEMENT

NOW, THEREFORE, for the mutual consideration set forth herein,

1. *Term and Rent of Renewal.* The Landlord and Tenant mutually agree to renew the lease for an additional term of twenty-four months commencing on October 1, 2020 and ending on September 30, 2022 All of the terms and conditions of the lease shall apply during the renewal term except as modified by this addendum. Commencing on October 1, 2020 the rent rate will increase to from \$4,950 per month to \$5,000 per month payable in advance on the first day of the month for that month's rental.
2. *Entire Agreement.* The foregoing constitutes the entire agreement between the parties to amend the Commercial Lease agreement. Except as modified by this amendment, all other provisions of the Commercial Lease agreement remain in effect and may be modified only by further agreement in writing signed by both parties.

Signed this ___ day of _____, 2020.

LANDLORD:

CITY OF VERONA

By Luke Diaz, Mayor

ATTEST

Ellen Clark, City Clerk

TENANT:

REDEEMER BIBLE FELLOWSHIP

By Jeff Greiveldinger, Elder

ATTEST

_____, Title

ORDINANCE NO. 20-966

**AN ORDINANCE AMENDING TITLE 7, CHAPTER 2
OF THE CODE OF ORDINANCES, CITY OF VERONA,
CONCERNING OPERATOR'S LICENSES**

The Common Council of the City of Verona, Dane County, Wisconsin, do ordain that Title 7, Chapter 2 of the Code of Ordinances, City of Verona, Wisconsin is hereby amended as follows:

1. Section 7-2-31 is repealed and recreated to read as follows:
 - (a) The City Clerk, or his/her designee, may issue an operator's license, which license shall be granted only upon application in writing on forms to be obtained from the City Clerk to persons eighteen (18) years of age or older. Operator's licenses shall be operative only within the limits of the City.
 - (b) All applications are subject to an investigation by the Chief of Police and/or other appropriate authority to determine whether the applicant to be licensed complies with all regulations, ordinances and laws applicable thereto. The Police Department shall conduct an investigation of the applicant including, but not limited to, requesting information from the State, surrounding municipalities, and/or any community where the applicant has previously resided concerning the applicant's arrest and conviction record. Based upon such investigation, the Chief of Police shall recommend, in writing, approval or denial of the application.
 - (1) If the Chief of Police recommends approval of the application, the Chief of Police shall provide the recommendation to the City Clerk, or his/her designee, who may issue the operator's license per subsection (a) above.
 - (2) If the Chief of Police recommends denying the application, the Chief of Police shall provide, in writing, the reasons for such recommendation to the applicant and shall inform the applicant of his/her right to a hearing before the Public Safety and Welfare Committee. The Chief of Police also shall provide a copy of the recommendation to the Public Safety and Welfare Committee. The application shall be placed on the agenda for the next Public Safety and Welfare Committee meeting. If the applicant chooses, the applicant may appear at the Public Safety and Welfare Committee meeting and respond to the recommendation of the Chief of Police. The Public Safety and Welfare Committee shall recommend approval or denial of the application to the Common Council.
 - (c) If the Common Council approves the granting of an operator's license after receiving a recommendation from the Public Safety and Welfare Committee, the

City Clerk, or his/her designee, shall issue the license. Operator's licenses approved by the City Clerk, or his/her designee, under subsection (a) or approved by the Common Council under this subsection (c) shall be issued and numbered in the order they are granted and shall give the applicant's name and address and the date of the expiration of such license.

(d) If the Common Council denies the granting of an operator's license, the City Clerk, or his/her designee, shall, in writing, inform the applicant of the reason or reasons for the denial. An applicant who is denied an operator's license may apply to circuit court for review of the decision pursuant to the procedure set forth in the Wisconsin Statutes.

(e) Consideration for the granting or denial of an operator's license shall be based on the qualifications for a license set forth in the Wisconsin Statutes.

2. Section 7-2-33(b) is amended to add the phrase "or his/her designee" after each reference to "City Clerk."

3. Section 7-2-33(c) is repealed and recreated to read as follows:

(c) **Temporary license.** The City Clerk, or his/her designee, may issue a temporary operator's license in accordance with Wis. Stat. § 125.17(4) and pursuant to the City Fee Schedule, Title 3, Chapter 6.

4. Section 7-2-35 is repealed and recreated to read as follows:

Section 125.17(6) of the Wisconsin Statutes shall govern requirements for training courses for an applicant for an operator's licenses.

This ordinance shall become effective upon passage and publication as required by law.

The foregoing ordinance was duly adopted by the Common Council of the City of Verona at a meeting held on _____, 2020.

CITY OF VERONA

Luke Diaz, Mayor

(seal)

Ellen Clark, City Clerk

ENACTED: _____

PUBLISHED: _____

**CITY OF VERONA
APPLICANTS FOR OPERATOR'S LICENSES**

Date: June 8, 2020

<u>APPLICANT'S NAME & ADDRESS</u>	<u>EMPLOYING ESTABLISHMENT</u>	<u>Renewal</u>	<u>New</u>
Syftestad, Carl 205 Thompson St Verona, WI 53593	American Legion	√	
Reese, Heather 3101 Stratton Way #106 Madison, WI 53719	Avanti Italian Restaurant	√	
Sumnicht, Sally 9302 Eagkewood Dr Verona, WI 53593	Dok's Klassik Tavern	√	
Rufenacht, David 9302 Silverstone Ln Verona, WI 53593	Fisher King Winery	√	
Dobie, Benjamin 6701 Fairhaven Rd. #203 Madison, WI 53719	Hop Haus Brewing	√	
Farrar, Erik 137 Fawn Ct Oregon, WI 53575	Hop Haus Brewing		√
Smith, Kim 5623 Montadale St Fitchburg, WI 53711	Hop Haus Brewing		√
Bauhs, Chad 214 N Kerch St Brooklyn, WI 53521	Kwik Trip #456	√	
Ethridge, Larissa N541 Clarno Rd Monroe, WI 53566	Kwik Trip #456	√	
Grimes, Joshua 4714 Retana Dr Madison, WI 53714	Kwik Trip #456	√	
Grover, Allison 2984 Chaple Valley Rd #108 Fitchburg, WI 53711	Kwik Trip #456	√	
Hacker, Brian 1529 Forest Glen Oregon, WI 53593	Kwik Trip #456	√	

<u>APPLICANT'S NAME & ADDRESS</u>	<u>EMPLOYING ESTABLISHMENT</u>	<u>Renewal</u>	<u>New</u>
Jakusz, Jamie 2823 Waubesa Ave Madison, WI 53711	Kwik Trip #456		√
Jakusz, Patricia 2823 Waubesa Ave Madison, WI 53711	Kwik Trip #456	√	
Linebaugh, Jamie 9614 Red Forest Ln Verona, WI 53593	Kwik Trip #456		√
Pederson, Samuel 484 Matterhorn Dr Verona, WI 53593	Kwik Trip #456		√
Waddell, Sophie 5162 Anton Dr #306 Fitchburg, WI 53719	Kwik Trip #456		√
Blum, Debra 133 N. Main St #3 Verona, WI 53593	Kwik Trip #837	√	
Graf, Samantha 1010 26th St Monroe, WI 53566	Kwik Trip #837		√
Hanna, Jamie 101 Harvest Cir Mt. Horeb, WI 53572	Kwik Trip #837		√
Hays, Zackary 3726 Eldorado Ct Verona, WI 53593	Kwik Trip #837		√
Jackson-Coben, Robie 6741 Schroeder Rd #8 Madison, WI 53711	Kwik Trip #837	√	
Neumaier, Jennifer 208 Ameson Rd Barneveld, WI 53507	Kwik Trip #837		√
Sirois, Terri 120 Berkley Rd #7 Verona, WI 53593	Kwik Trip #837	√	

<u>APPLICANT'S NAME & ADDRESS</u>	<u>EMPLOYING ESTABLISHMENT</u>	<u>Renewal</u>	<u>New</u>
Soderman, Donald 229 Thomson Ln Oregon, WI 53575	Kwik Trip #837		√
Wilson, Jennifer 203 W Farwell St Ridgeway, WI 53582	Kwik Trip #837	√	
Auman, Nickoliss 327 Prairie Oaks Dr Verona, WI 53593	The Draft House	√	
Norberg, Jamie 421 Breckenridge Rd Verona, WI 53593	The Draft House	√	
Patten, Tanya 658 Acadia Way Verona, WI 53593	The Draft House	√	
Kelleher, Tanis 2646 Richardson St Fitchburg, WI 53711	Toot & Kates		√
Westphal, Megan 3066 Winter Park Pl Madison, WI 53719	Toot & Kates	√	
Hruskia, Evelyn 8151 Windy Oak Ln Verona, WI 53593	Independent (Works Concession Stand)	√	