

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.



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Affordable Housing Developer: Stone House Development, Inc. www.stonehousedevelopment.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.



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



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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

PUBLIC POOL



Reference Photo: Lap pool & diving well



Reference Photo: Lap pool



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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



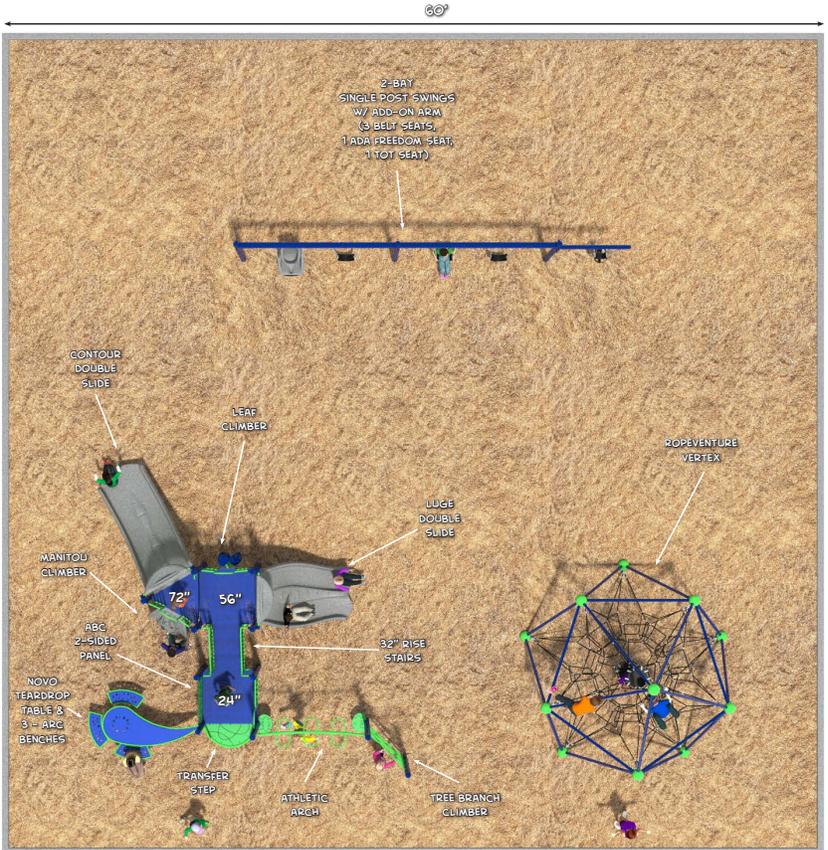
LUGE DOUBLE SLIDE



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



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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

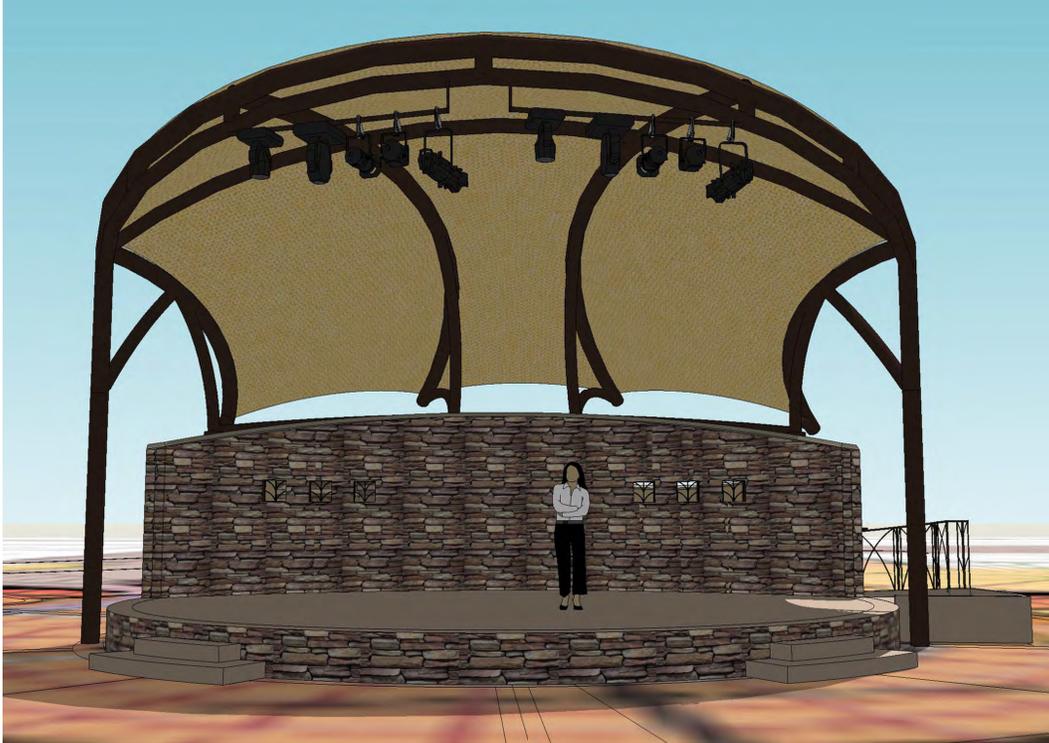
PROPOSAL #142-128922-1

MCKENZIE APARTMENTS

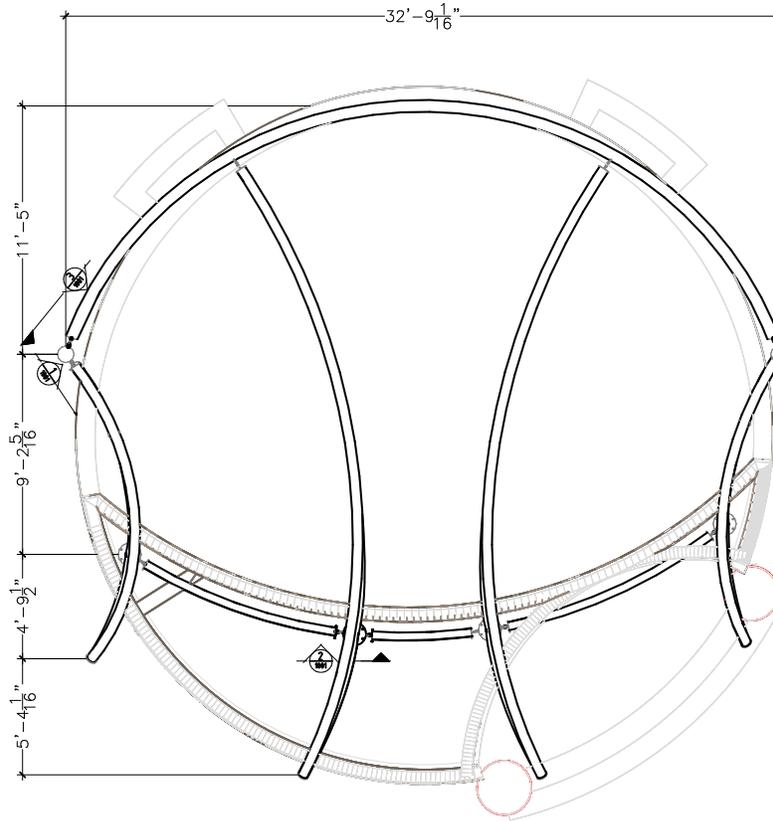
Burke
PLAY THAT MOVES YOU.

Proposed playground equipment

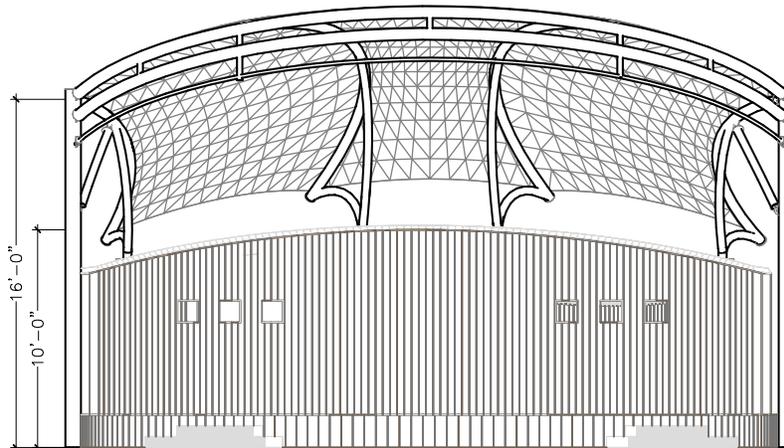
BANDSTAND OPTION 1



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 04/09/20	DWG NO	REV
SCALE:	DRAWN: RD	SHEET	1 of 1



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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



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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



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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



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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

RESUMES OF KEY STAFF

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

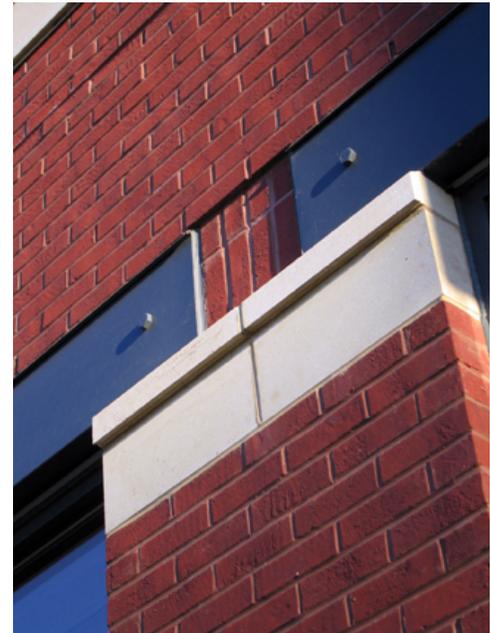


Project Name: The Depot Apartments
 Project Type: Mixed-use Urban Redevelopment
 Status: Completed

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.

Park Central Apartments Madison, Wisconsin



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.

Quarter Row at The Yards Madison, Wisconsin



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



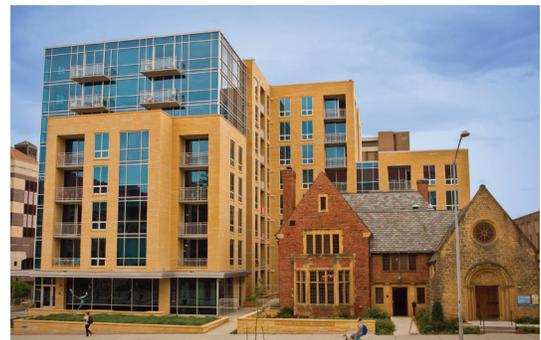
UPTOWN, FITCHBURG, WI

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.