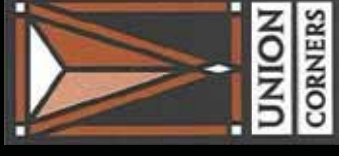


# Union Corners Development Opportunity



Livesey Company, Stone House Development,  
SAA Design Group, Engberg Anderson, and Knothe & Bruce

Interview  
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# Introduction

*Team of commercial, office and residential developers*

- John Livesey
- Stone House Development

*Project-Design Team*

- SAA Design Group
- Engberg Anderson Architects
- Knothe Bruce Architects



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SAA Design Group, Engberg Anderson, and Knothe & Bruce

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# Union Corners Site Plan



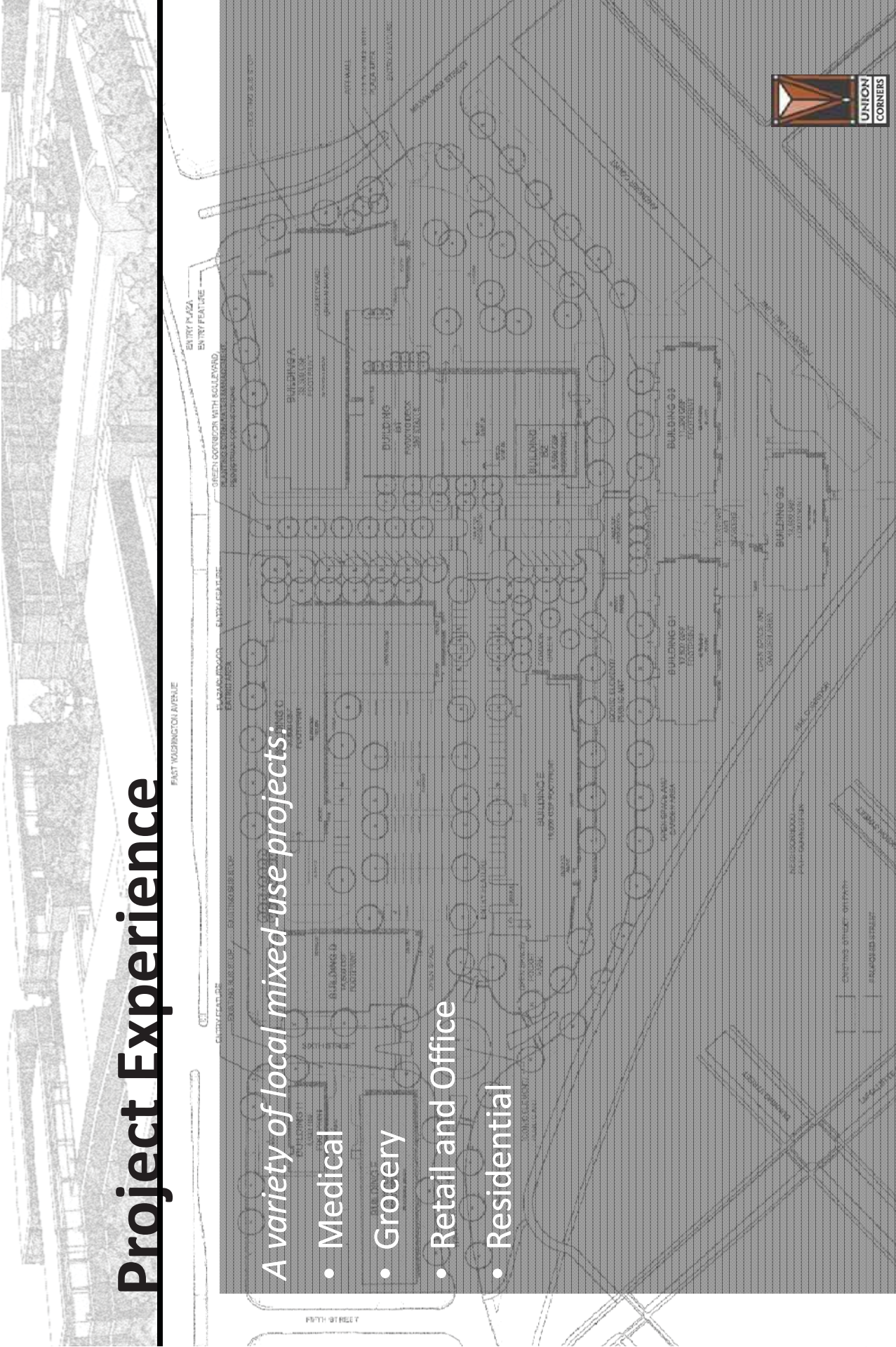
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# Project Experience

A variety of local mixed-use projects:

- Medical
- Grocery
- Retail and Office
- Residential



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# Livesey Medical Projects

19 medical facilities including:

- UW Medical-Foundation Headquarters
- UW Medical-Yahara Clinic
- UW Medical-Transformations

UW Medical Foundation  
Headquarters



UW Medical-Yahara Clinic



UW Medical Transformations



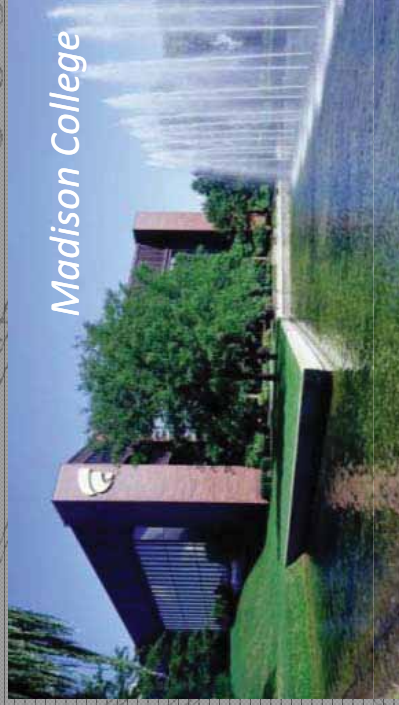
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# Livesey Mixed Use Projects

Additional projects include:

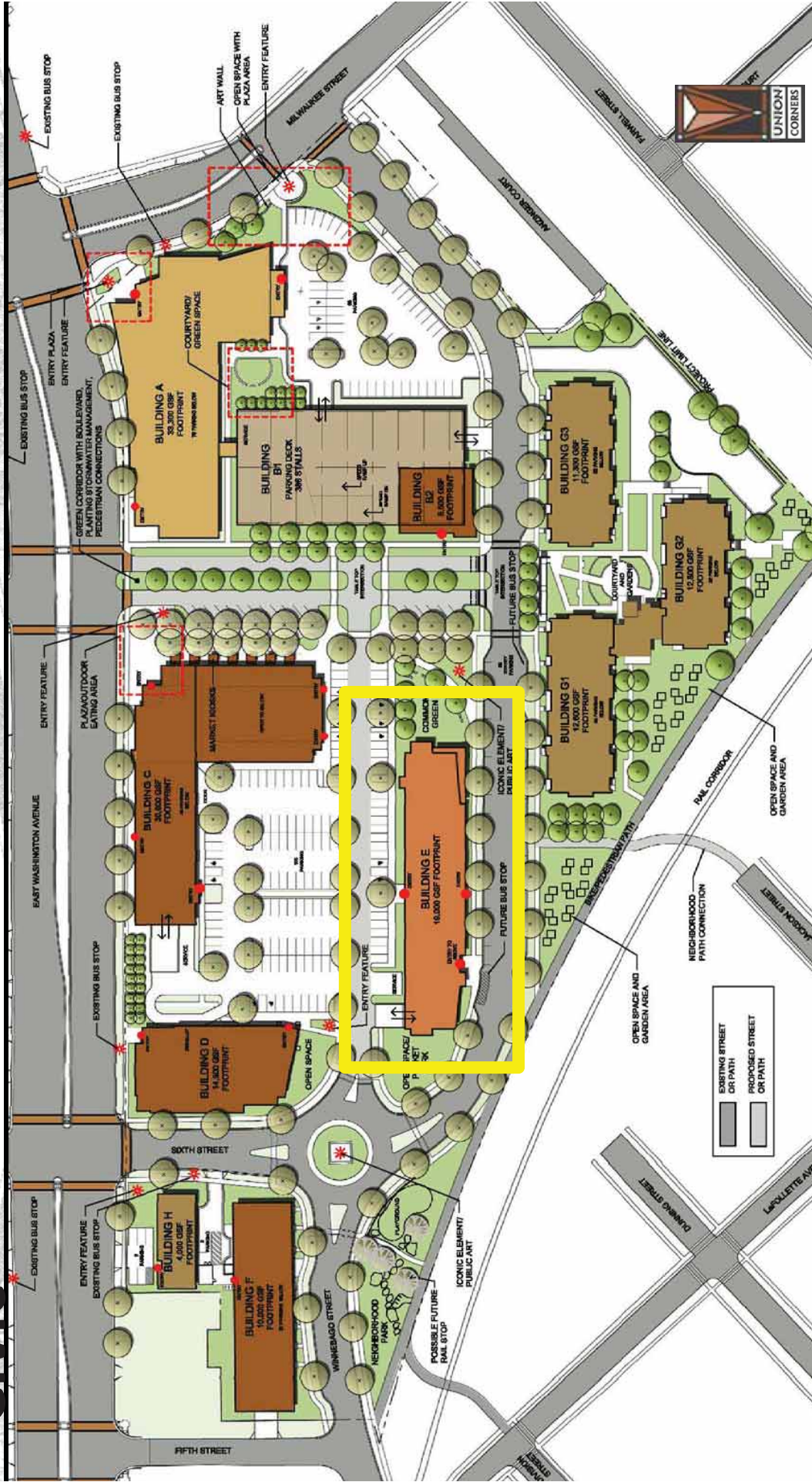
- 4 Grocery stores
- 30 Restaurants



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# Civic



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# Library

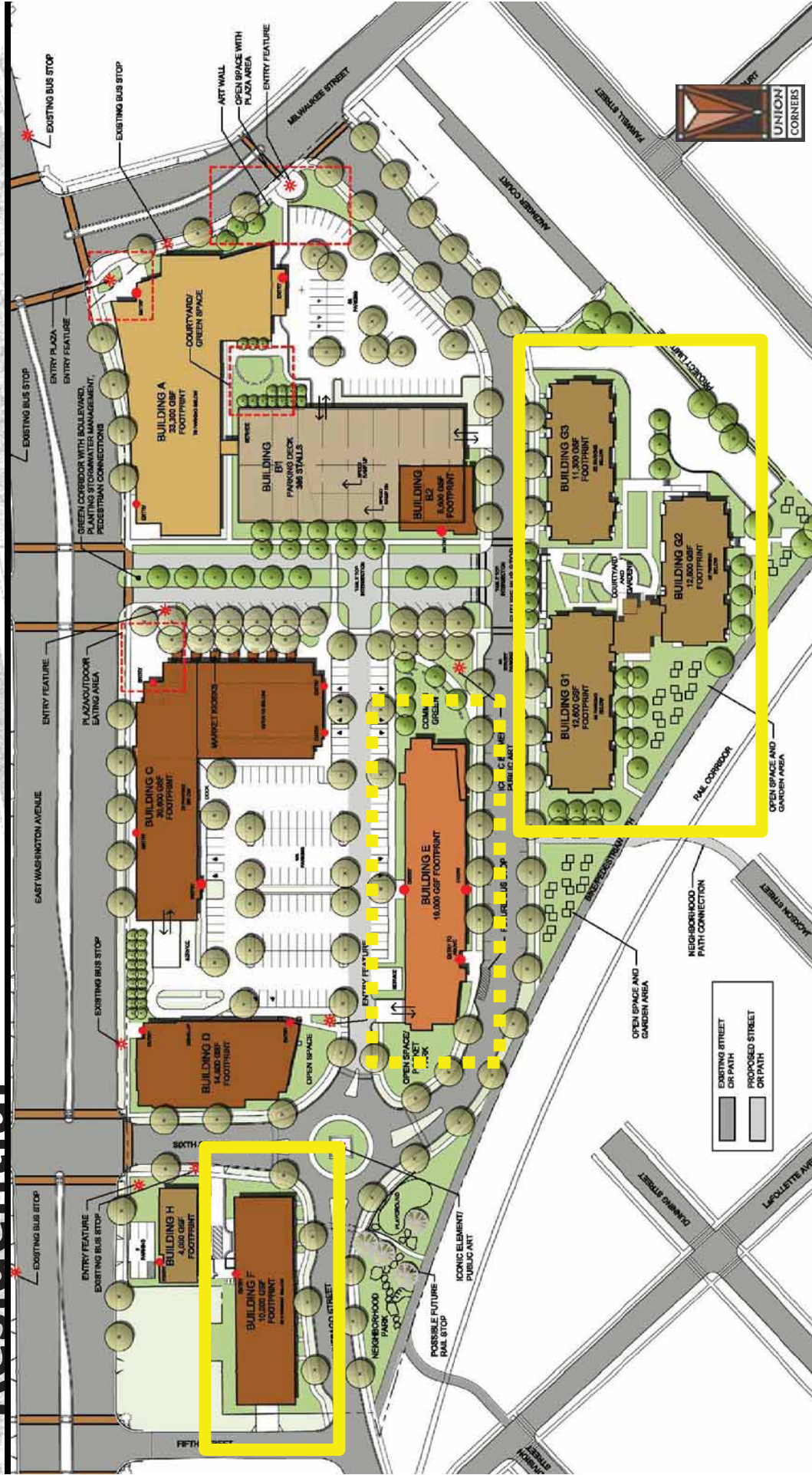


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# Residential



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# Stone House Development Projects

- The Overlook at Hilldale
- City Row Apartments
- Park Central Apartments



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# Stone House Senior & Sustainable Projects



The Overlook at Hilldale



Prairie Park



City Row



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# French Battery Building

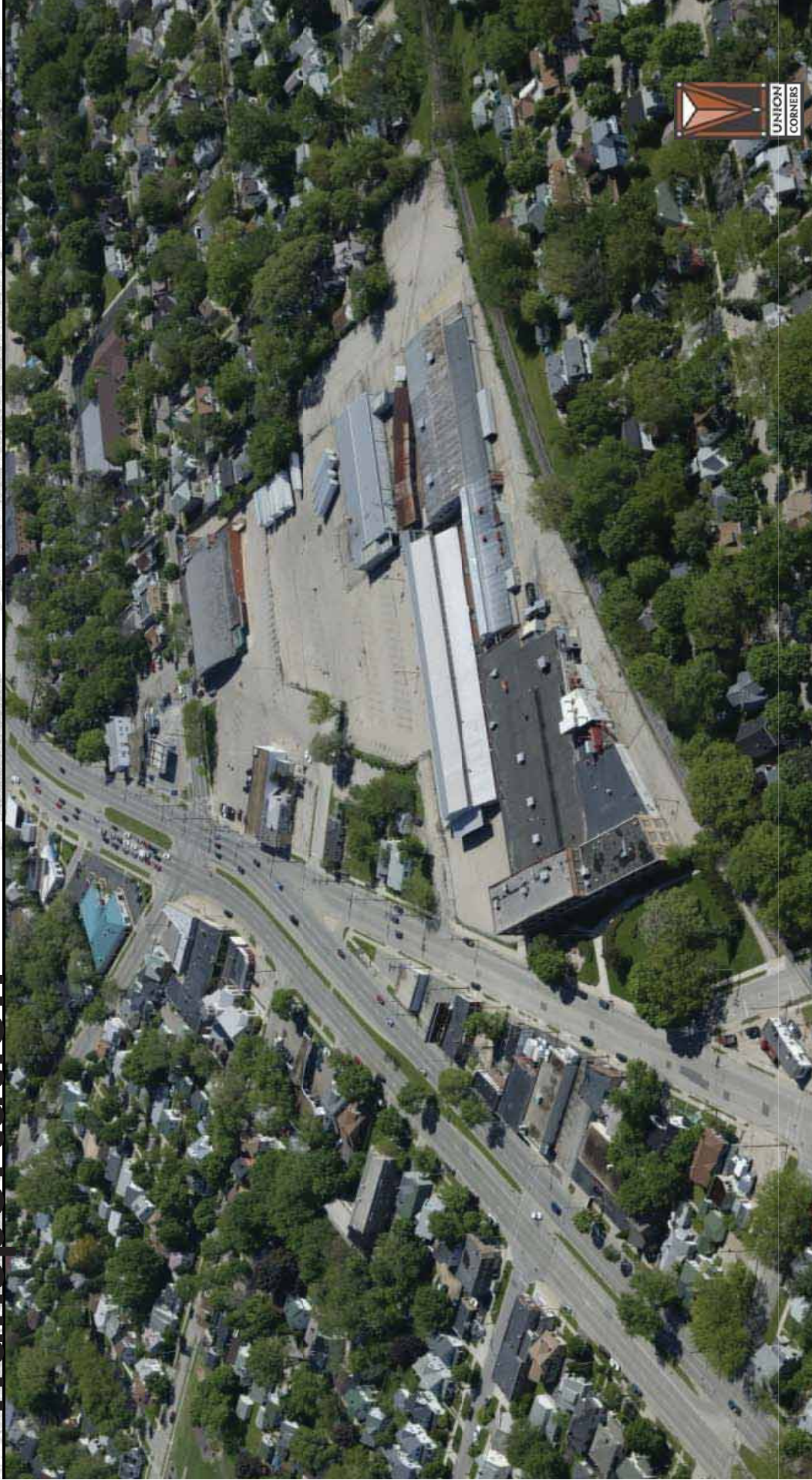
EAST WASHINGTON AVENUE



Livesey Company, Stone House Development,  
SAA Design Group, Engberg Anderson, and Knothe & Bruce

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# Transportation



Livesey Company, Stone House Development,  
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# Connections



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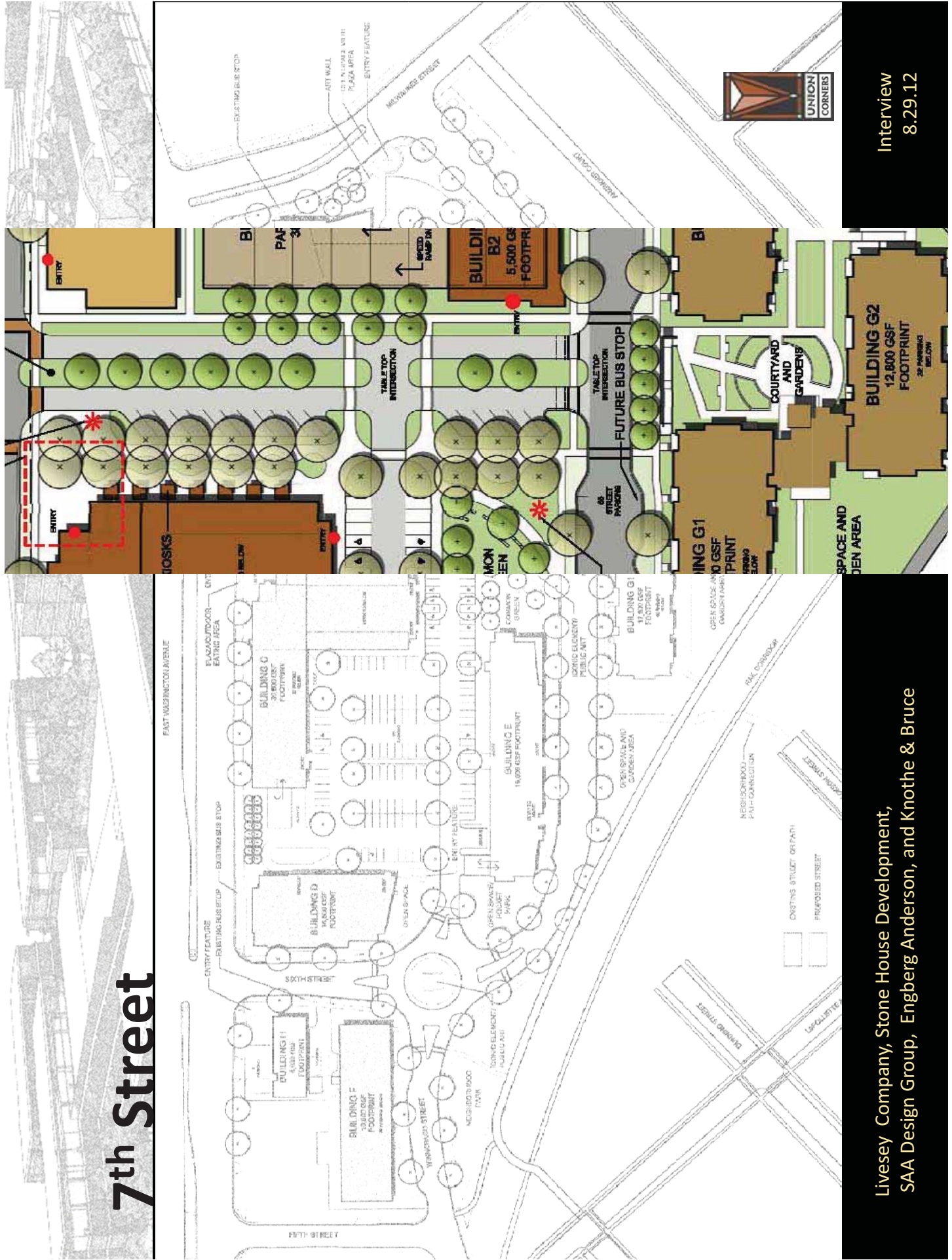
# E. Washington/Milwaukee



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SAA Design Group, Engberg Anderson, and Knothe & Bruce

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# 7th Street



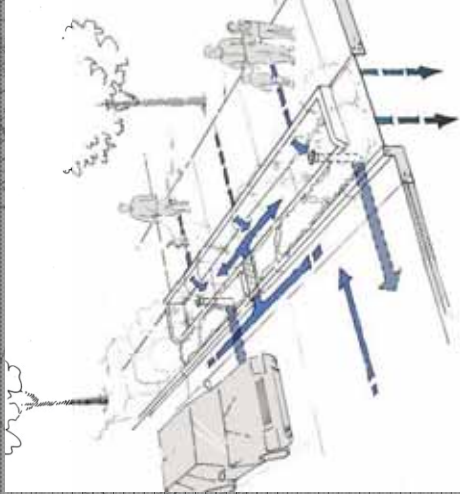
Livesey Company, Stone House Development,  
SAA Design Group, Engberg Anderson, and Knothe & Bruce

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# Stormwater

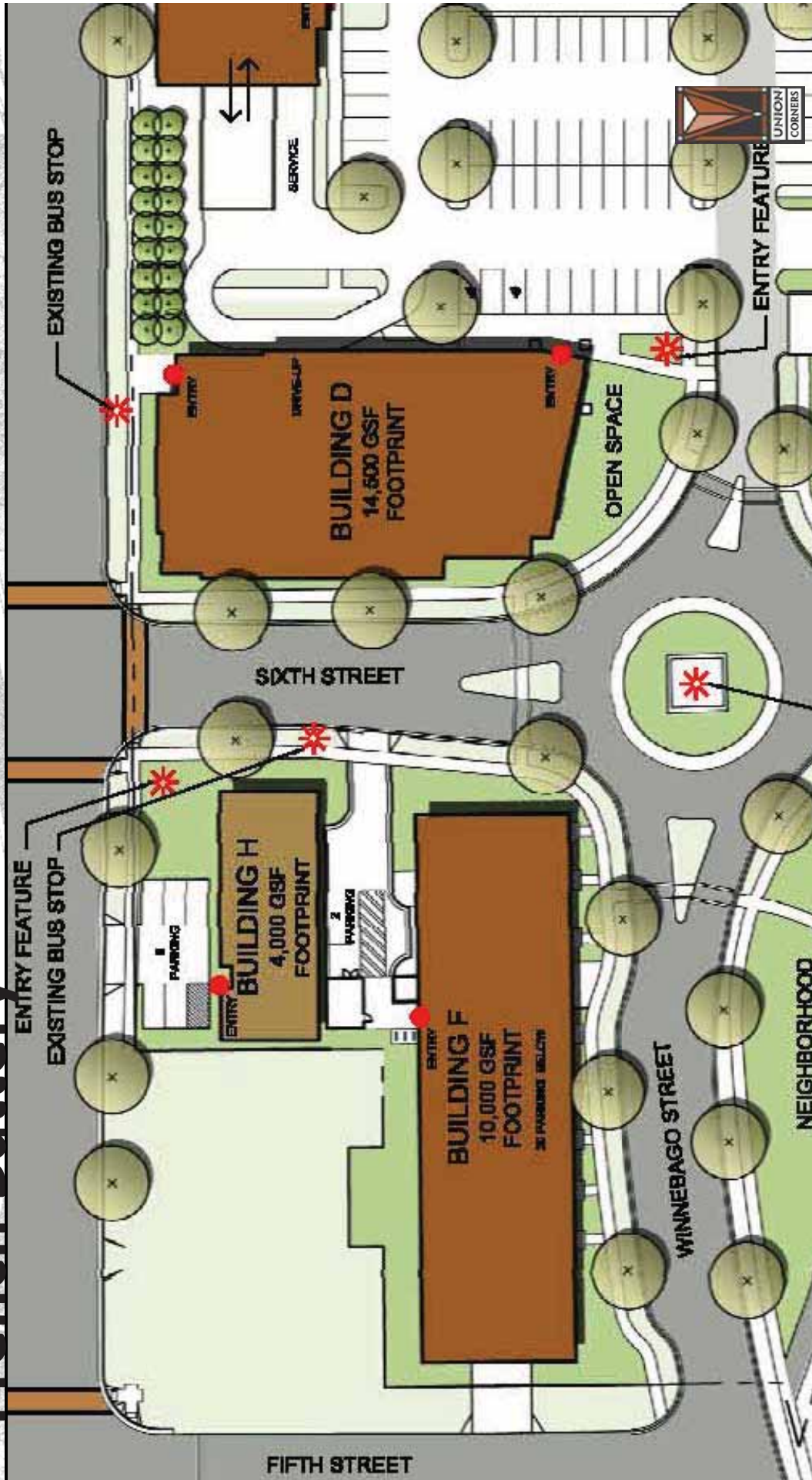
- Stormwater Infiltration
- Roof Water Collection
- Green Roofs
- Biofiltration/Rain Gardens



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# French Battery



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# Winnebago Street



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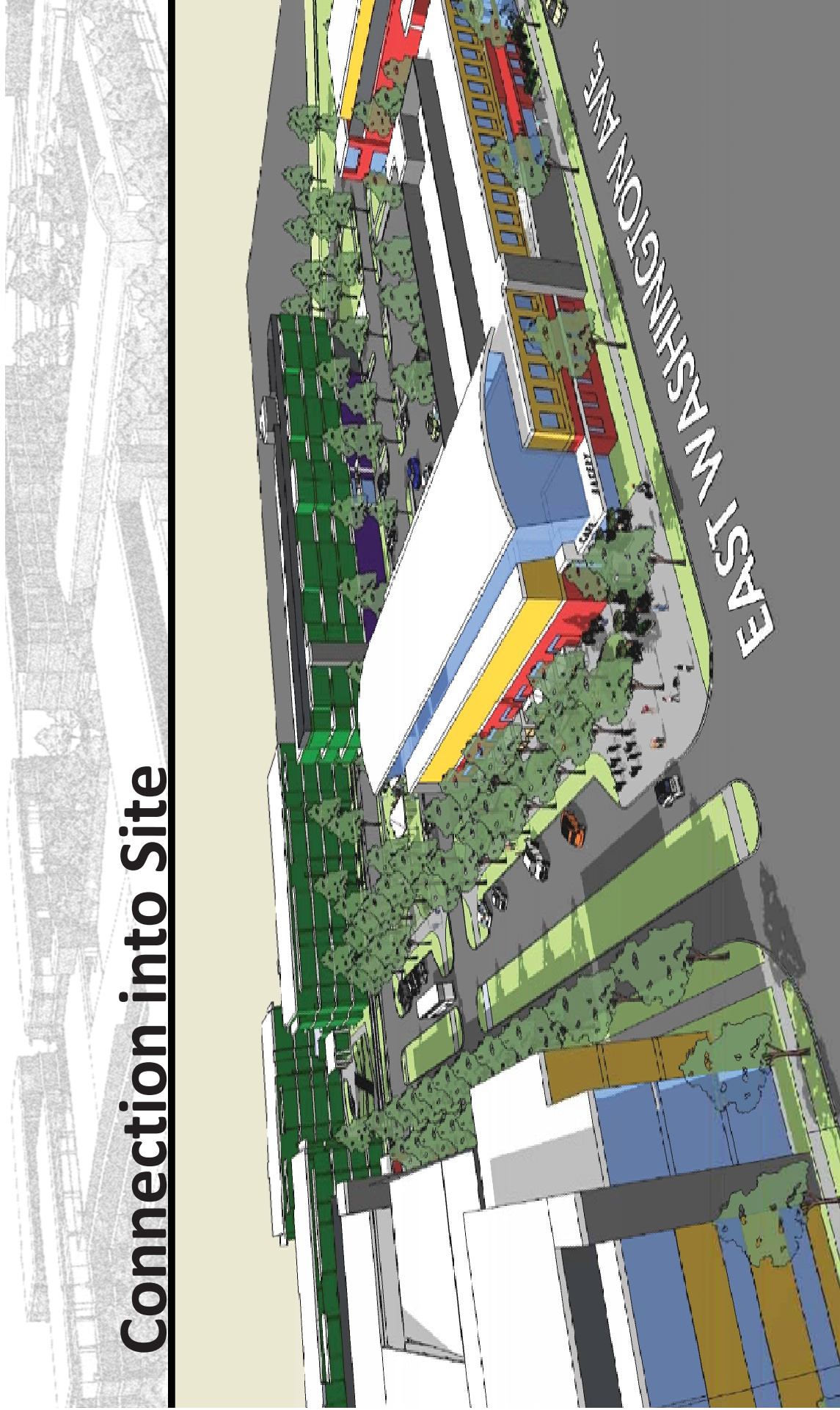
# Union Corners Overall Development



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# Connection into Site

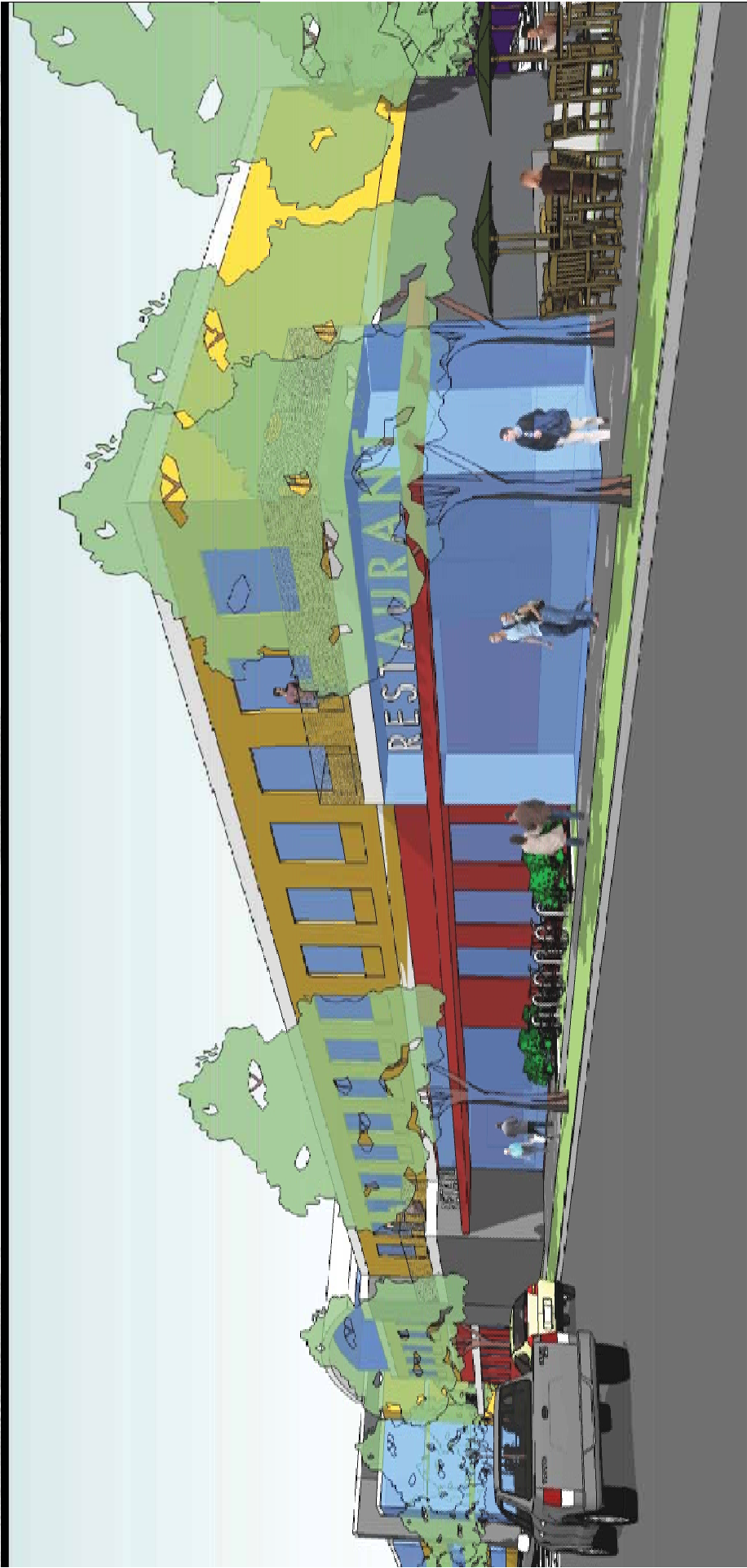


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# East Washington Pedestrian Experience



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# Grocery Café and Bakery



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# Promenade and Rain Garden



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SAA Design Group, Engberg Anderson, and Knothe & Bruce

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# Promenade and Outdoor Market

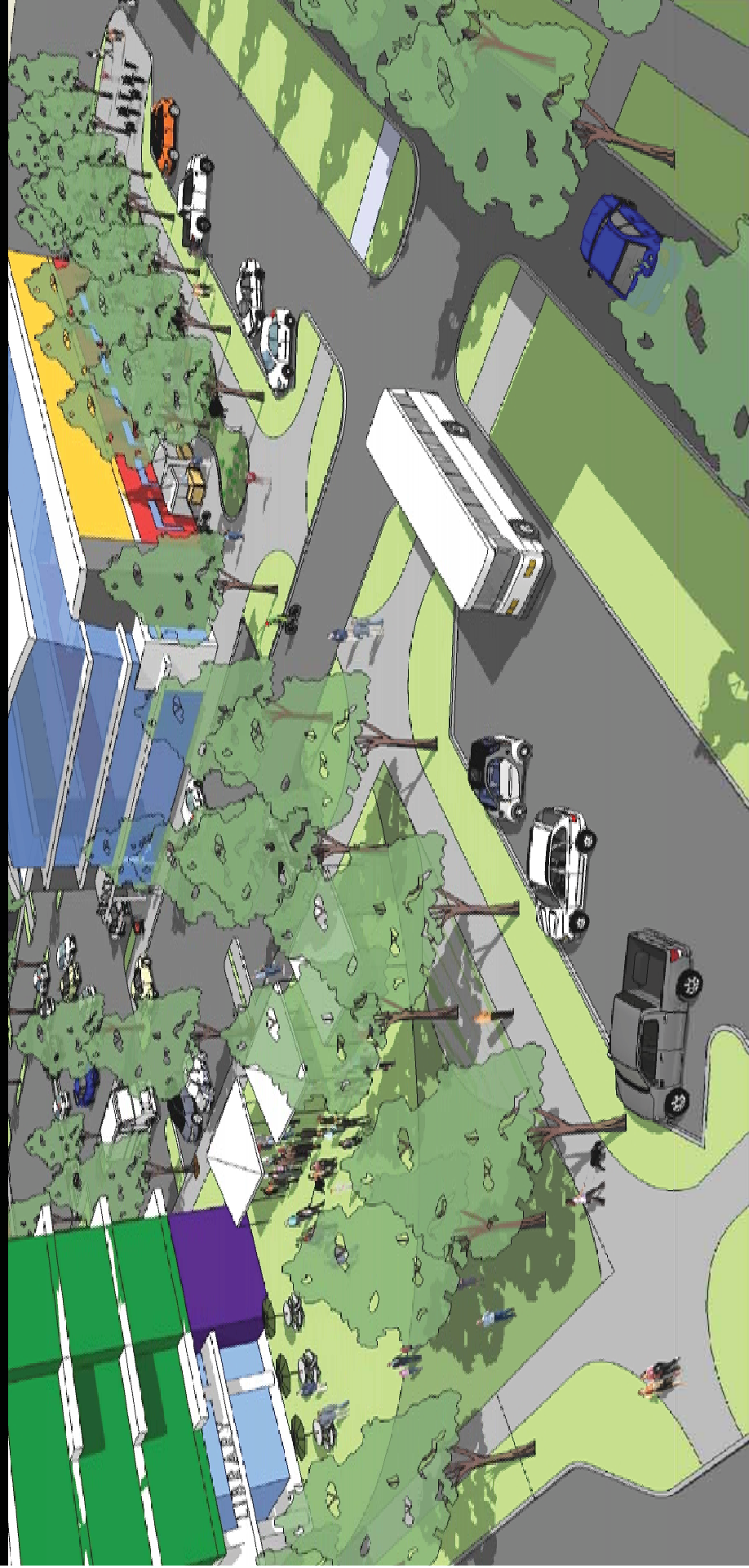


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# Common Green – Central to Development



Livesey Company, Stone House Development,  
SAA Design Group, Engberg Anderson, and Knothe & Bruce



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# Common Green – Central to Development

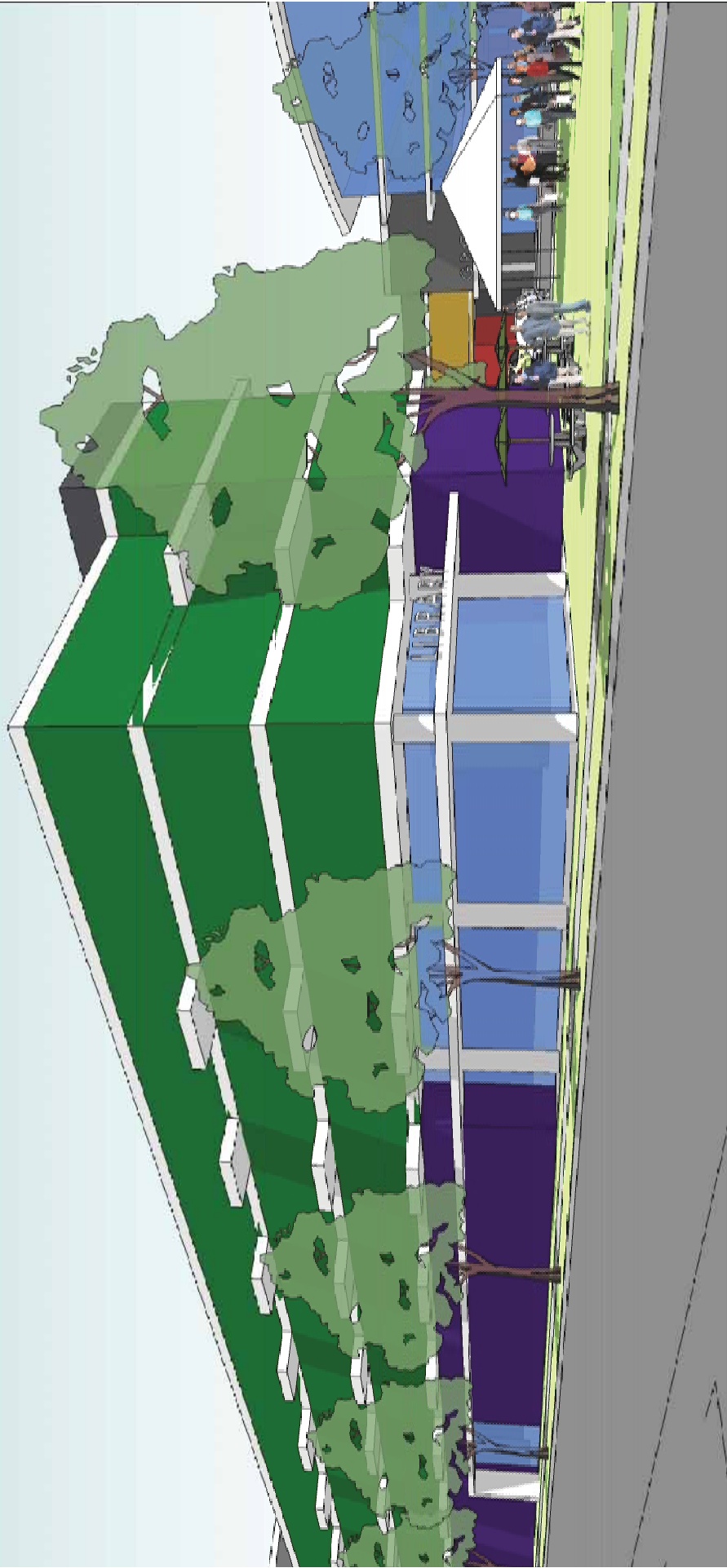


Livesey Company, Stone House Development,  
SAA Design Group, Engberg Anderson, and Knothe & Bruce

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# Library – Central to Neighborhood

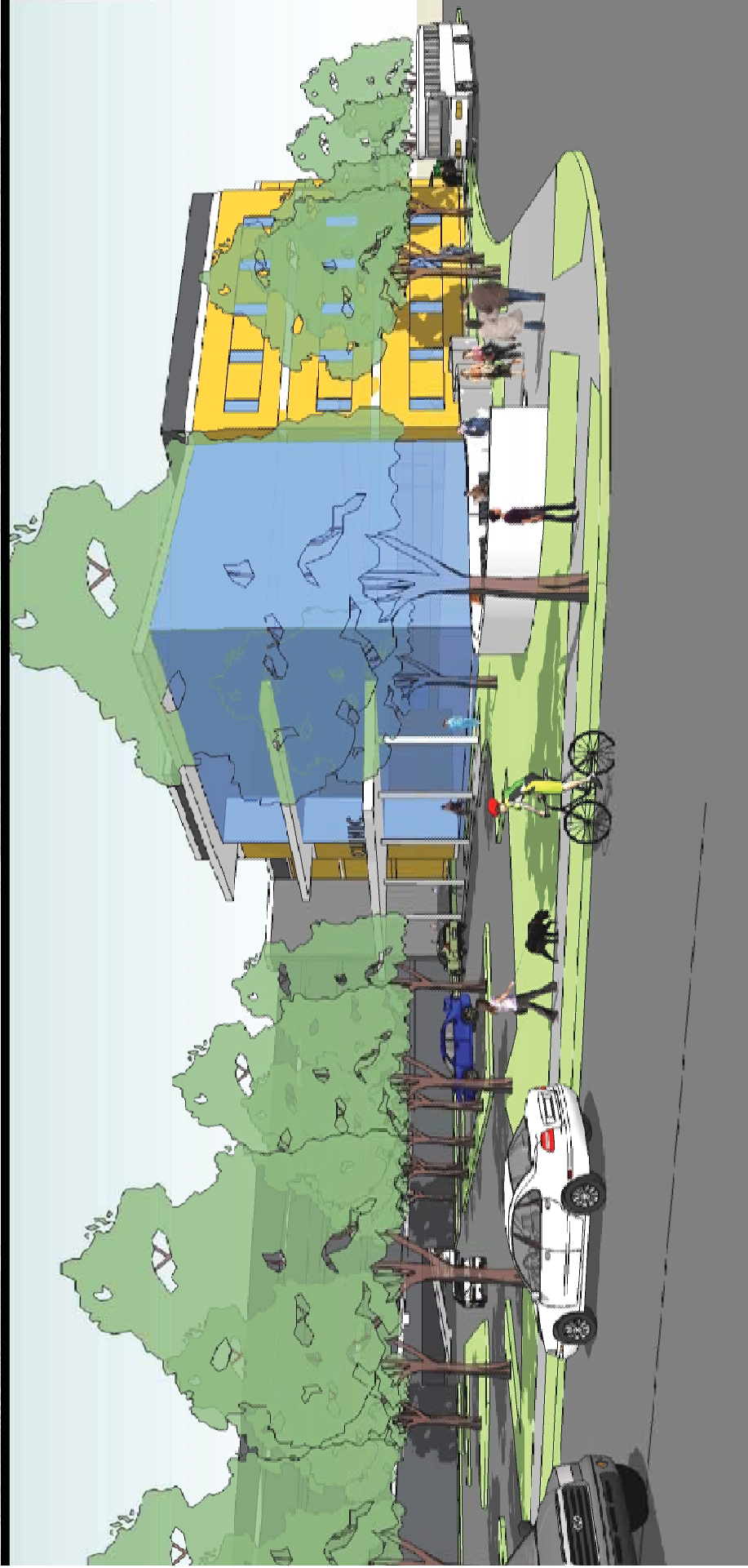


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# Clinic – Milwaukee Street



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SAA Design Group, Engberg Anderson, and Knothe & Bruce



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# Clinic – East Washington Avenue



Livesey Company, Stone House Development,  
SAA Design Group, Engberg Anderson, and Knothe & Bruce



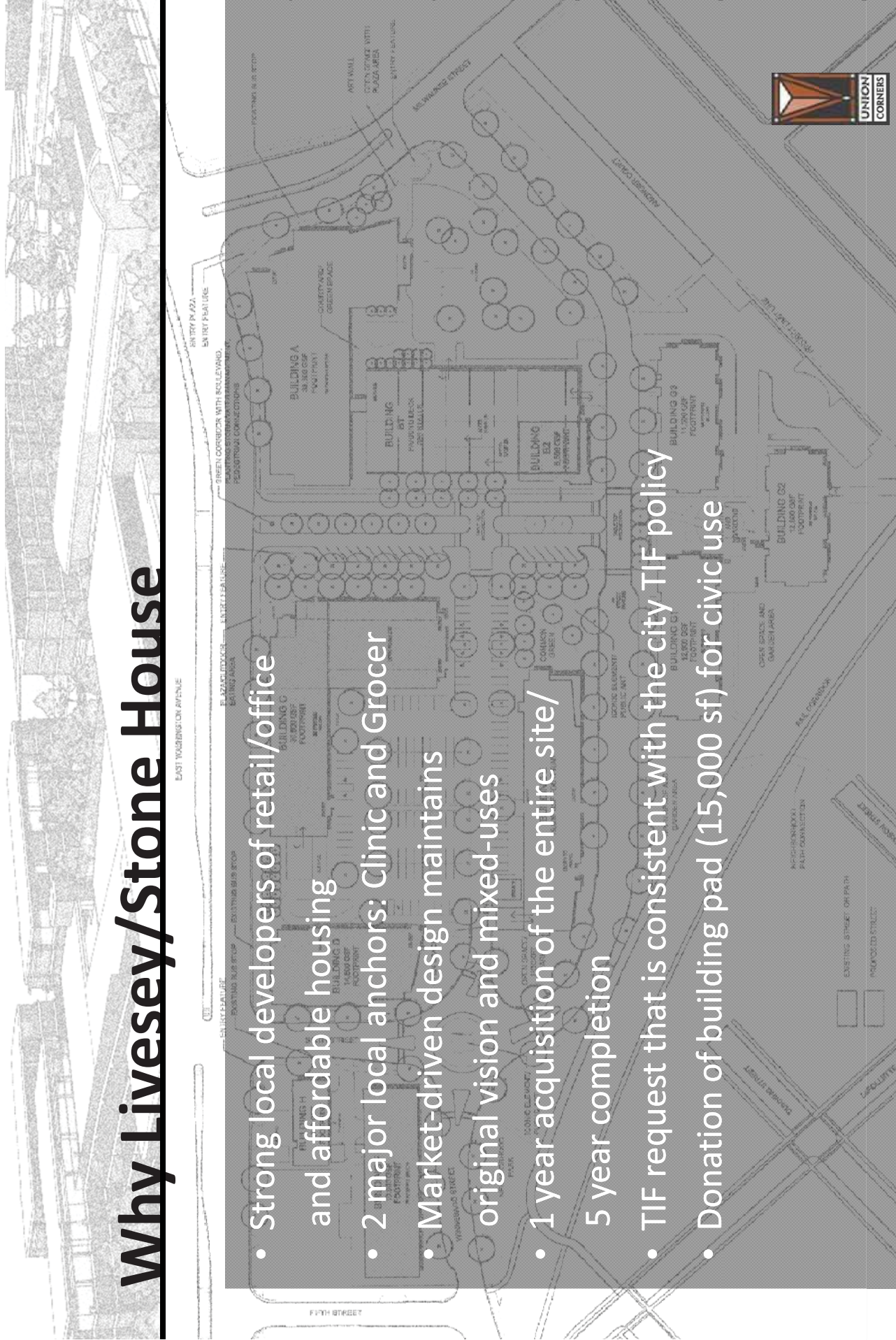
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# Why Livesey/Stone House

- Strong local developers of retail/office and affordable housing
- 2 major local anchors: Clinic and Grocer
- Market-driven design maintains original vision and mixed-uses
- 1 year acquisition of the entire site/ 5 year completion
- TIF request that is consistent with the city TIF policy
- Donation of building pad (15,000 sf) for civic use

Livesey Company, Stone House Development, SAA Design Group, Engberg Anderson, and Knothe & Bruce

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# Why Livesey/Stone House

- Reconstruction of the French Battery Building into artist lofts
- Donation of \$100,000 for a monument to the Ho Chunk Nation
- Pedestrian friendly environment with traffic calming and ADA sensitivities
- Commitment to sustainable design with LEED building practices
- Pocket parks/gathering spaces for farmers market, outdoor events, and community gardens.

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# Project Assessment Comparison

## UNION CORNERS REAL ESTATE ASSESSMENT ANALYSIS

### LIVESEY

Building Size      Assessment Per Sq. Ft.      Total Assessment

Clinic      75,000 sf      \$225.00 per sf      \$16,875,000.00

Grocery/Office      30,000 sf      \$150.00 per sf      \$4,500,000.00

Retail/Office      18,000 sf      \$175.00 per sf      \$3,150,000.00

Bldg D      29,000 sf      \$150.00 per sf      \$4,350,000.00

Parking Ramp      386 Stalls      \$16,000.00 per stall      \$6,176,000.00

Bldg B2      5,500 sf      \$175.00 per sf      \$962,500.00

Residential      200 units      \$70,000 per unit      \$14,000,000.00

**Total Assessed Value      \$50,013,500.00**

### GORMAN

Bldg Size      Building Size      Assessment Per Sq      Total Assessment

Clinic      78,400 sf      \$98.00 per sf.      \$7,658,000.00

Grocery      31,000 sf      \$98.00 per sf      \$3,028,000.00

Bldg A      5,200 sf      \$98.00 per sf      \$507,900.00

Bldg C      12,140 sf      \$98.00 per sf      \$1,185,800.00

Ramp      264 Stalls      \$20,000.00 per stall      \$5,280,000.00

Bldgs E,F      20,500 sf      \$98.00 per sf      \$2,000,000.00

Resident      185 units      \$91,165 per unit      \$16,865,566.00

**Total Assessed Value      \$36,525,266.00**



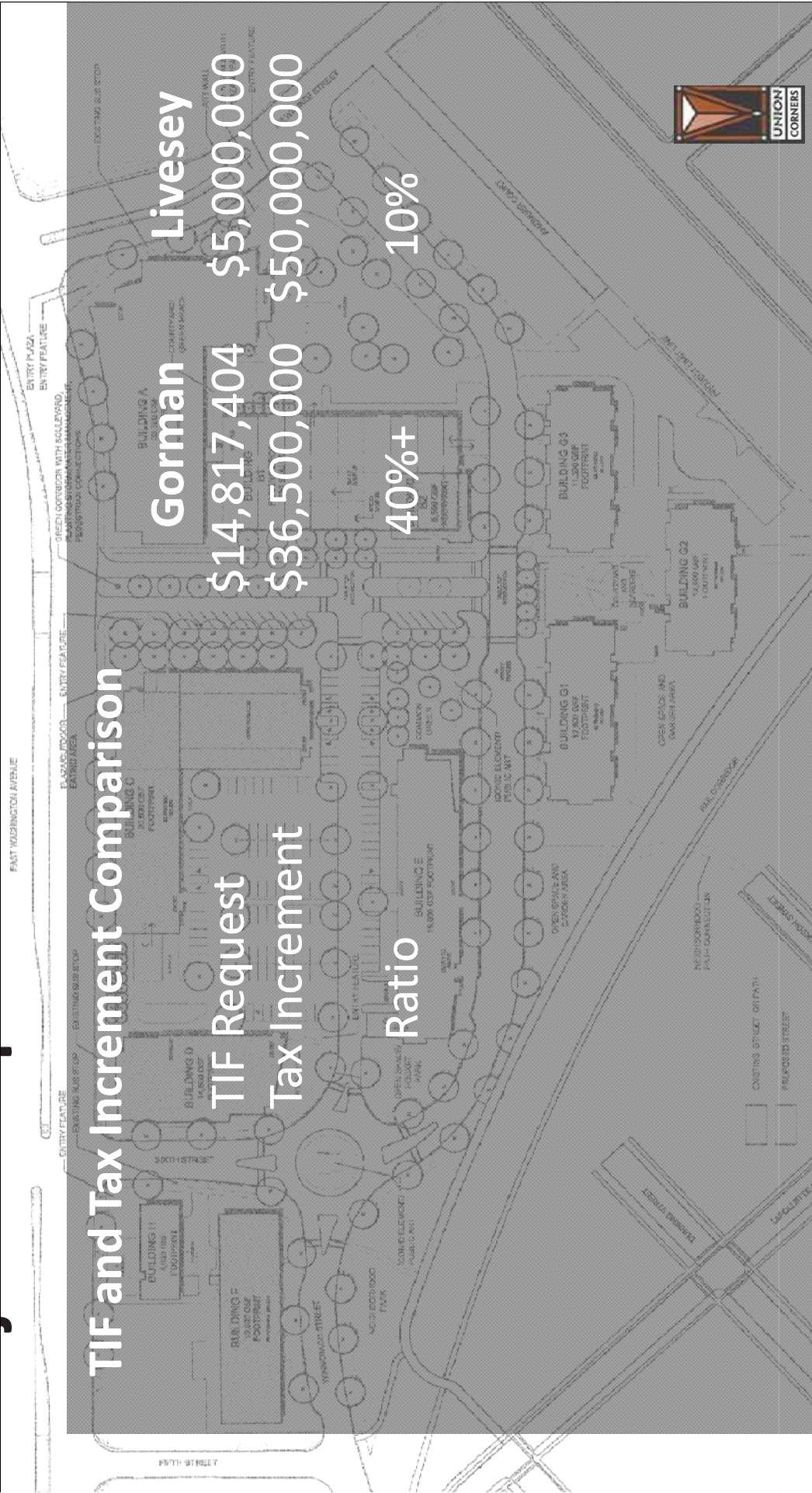
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# Project Comparison

## TIF and Tax Increment Comparison

Developer	TIF Request	Tax Increment	Ratio
Gorman	\$14,817,404	\$36,500,000	40%+
Livesey	\$5,000,000	\$50,000,000	10%



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# Summary

## *Development complements the neighborhood and provides neighborhood services and jobs*

- 78,000 sf of commercial/retail
  - 20,000 sf grocer & 10,000 sf supplemental office
  - 24,000 sf special retail and restaurants
  - 24,000 sf 2<sup>nd</sup> story office
- 75,000 sf of health care
- 6,000 sf Livesey Company Headquarters
- 3,000 sf of business incubator



# Summary

- 15,000 sf of library or civic use
- 150-200 residential units
- 900 underground, surface, and on-street parking spaces
- Neighborhood park, public art, garden space, public gathering places
- Sustainable design including state of the art stormwater, green roofs, and LEED qualified buildings

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