

City of Madison
UNION CORNERS DEVELOPMENT OPPORTUNITY

Request for Proposal
July 27, 2012



July 26, 2012

Don Marx
Manager
Office of Real Estate Services
Economic Development Division
City of Madison
Madison, WI

Re: Union Corners Development Opportunity

Dear Mr. Marx:

On behalf of our development team, we are pleased to provide you this proposal for our vision of the Union Corners project. Under this joint venture, John Livesey will be the lead developer on the retail/office portion of the project and Stone House Development will be focusing on the residential. To complement our development team, we have engaged SAA Design Group (formerly Schreiber Anderson Associates) and Engberg Anderson Architects, both of whom have a long history with the development of the project since 2004. Knothe Bruce Architects will also be assisting Stone House Development on the residential side of the design. All five firms have a long history and knowledge of development in the Madison area.

We are excited about our proposal and the opportunity to bring a major redevelopment project to closure. Our project maintains the basis of the original development proposal but takes it to the next step with its ability to meld retail, office and residential components into a mix which is both economically viable and complementary to the neighborhood.

Some of the unique elements of our proposal include:

- Purchase and development of the entire 11.4 acre site as one integrated project
- A mix of residential, office and retail uses that complement the neighborhood and the East Washington Avenue corridor
- Reconstruction of the French Battery Building with the original material that was salvaged from its demolition
- A design that retains the infrastructure, open space and mixed use land use pattern of the original design
- The donation of land to the city for a library/civic component with additional outdoor open space
- An artistic feature that celebrates the history of the Ho-Chunk Nation in the area

We look forward to discussing our project with you further.

John Livesey
The Livesey Company LLC

Rich Arnesen
Stone House Development, Inc

Helen Bradbury
Stone House Development, Inc

AN OVERVIEW

The Livesey/Stone House Union Corners joint development focuses on developing the entire 11.4 acre site while maintaining the basic features of the original development and enhancing the design elements and land use pattern that were originally approved by the city and the neighborhood. The proposal is for the complete site and provides a mix of retail and office use along East Washington Avenue (2504 Winnebago), while focusing the residential component on the parcels adjacent to the existing neighborhoods (2340 and 2507 Winnebago). The development incorporates the existing street system and infrastructure that has already been constructed. This proposal has the following benefits:

1. It will invest an estimated \$ 72 million in the development.
2. It will provide well paying jobs with major office tenants.
3. It will provide neighborhood retail and civic uses that will complement the existing neighborhood.
4. It provides a variety of new housing opportunities in the neighborhood.
5. It provides a strong urban design element that anchors the neighborhood and the East Washington Avenue corridor.

The proposed design also maintains a number of the important elements from the original development including a central “green open space corridor”, enhancement of the view “shed” at the intersection of East Washington/Milwaukee Street, maintenance of a mix of neighborhood retail/office/ residential uses, introduction of a “civic” use, and connection to the neighborhood bike and pedestrian linkages. Again this proposal encompasses the entire 11.4 acre redevelopment site and maintains the overall genesis of the original project.

The project will include 172,600 square feet of office/retail, 158 residential housing units and 898 surface and structured parking spaces. The 2504 Winnebago development, fronting East Washington Avenue will include a medical clinic as the major anchor tenant with 100,000 square feet, a 30,000 square foot neighborhood grocery, a 15,000 square foot civic use, and another 42,000 square feet of smaller retail and office uses. Of the total 898 parking spaces, 386 spaces are located in a parking structure and the remaining 512 spaces are surface, on street and underground. A more detailed breakdown of the parking is included in Section 2c of the proposal. The 2507 Winnebago parcel is residential and will contain three 4-story buildings with 128 residential units with 129 underground parking spaces. The first floor of one of these buildings will potentially house a day care center. The 2340 Winnebago parcel development will include the reconstructed French Battery building with 30 residential live/work artist studios. The existing 4,000 square foot building on E. Washington Avenue will be retained as a retail building. A further detailed breakdown of the uses is shown in Section 2c of the proposal.



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CONTACT

John Livesey, Livesey Company
608-833-2929

THE DEVELOPMENT TEAM

DEVELOPERS

Livesey Company LLC

1818 West Beltline

Madison, WI

John Livesey

Stone House Development, Inc

625 N. Segoe Road Suite 107

Madison WI

Helen Bradbury

Richard Arnesen

PLANNERS/ENGINEERS

SAA Design Group

101 South Badger Road

Madison WI

John Lichtenheld

ARCHITECT

Engberg Anderson

1 North Pinckney

Madison WI

Paul Cuta, AIA

Knothe Bruce

7601 University Ave

Middleton WI

Randy Bruce, AIA



LIVESEY COMPANY LLC FIRM PROFILE

Livesey Company LLC has over 45 years of experience in real estate development and has developed more than 10 million square feet of commercial real estate in Wisconsin. In the last 6 years, Livesey Company has been one of the most – if not THE most – active commercial developer in Dane County. Livesey Company currently owns and operates a portfolio containing approximately 1.5 million square feet of developed commercial buildings in Wisconsin, which includes office, medical, retail and hospitality uses.

The office and medical projects include:

- The 135,000 square foot corporate headquarters of Dean Health Systems, Inc. (one of the largest employers in Dane County); as well as a Dean clinic in Middleton.
- The building that Livesey re-developed for Famous Footwear to occupy as their corporate headquarters (prior to that company's recent relocation to St. Louis), which is now occupied by Madison College (130,000 square feet).
- The 200,000 square foot headquarters of the University of Wisconsin Medical Foundation (UWMF), located in Middleton, as well as 6 UWMF clinics located in Middleton, Madison, Monona and Sun Prairie.
- The 60,000 square foot Meriter East Clinic at Broadway and Stoughton Road in Monona, as well as 3 other Meriter clinics in Middleton.
- Livesey is currently developing in Middleton, the new 220,000+ square foot world headquarters of Spectrum Brands, Inc., which Livesey will own and manage.

Livesey Company has earned a reputation for developing and managing first-class, high quality projects, and is confident that the Livesey's Union Corners project would meet those high standards. Livesey makes every effort to understand its tenants' particular needs and to develop projects to meet and exceed those needs. In addition, after these projects are developed, Livesey operates and manages its properties in a first-class manner to make sure its tenants' needs continue to be satisfied.

Livesey Company has a history of acquiring large tracts of vacant land in the Madison area and utilizing it to develop successful multi-use commercial real estate projects. Livesey has planned and developed these projects in a careful and appropriate manner, including construction of roads and utilities and implementing appropriate development covenants to make sure the goals of the overall project are achieved. Examples include:

- West Place, a 4 building, 23 acre development located at the intersection of Mineral Point and Gammon Roads in Madison, including the former Famous Footwear Headquarters (now occupied by Madison College).
- The 11 acre One Crown Center, a 3 building project located on the Beltline Highway in Madison, which includes the Dean Health Headquarters.
- Discovery Springs, Livesey Company's 100 acre development located in Middleton, which currently includes 16 buildings.

INTRODUCTION TO STONE HOUSE

Stone House Development, Inc. is a Madison, WI based real estate development and consulting firm specializing in new construction Section 42 multi-family and Historic Tax Credit multi-family projects. Stone House has developed 18 properties in Wisconsin. Stone House Development, Inc. can provide a range of services including:

- ***Full service development of multi-family 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 computerized spreadsheet 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.





SAA Design Group, Inc. is a civil engineering, urban planning, and landscape architecture firm. We specialize in context sensitive, sustainable and low impact site design solutions. We are dedicated to creating vital and sustainable communities through forward-thinking leadership in public space and infrastructure design. Founded in 1984 in Madison, Wisconsin; SAA serves clients throughout the Upper Midwest.

PRINCIPALS

David R. Schreiber, PLA, ASLA - 40 yrs.
 John Lichtenheld, PE, AICP - 36 yrs.

ASSOCIATES

Gil Jevne, PLA, ASLA - 23 yrs.
 D. Bruce Morrow, PLA, ASLA, LEED® AP - 17 yrs.
 Blake Theisen, PLA, ASLA - 13 yrs.
 Aaron Williams, PLA, ASLA - 10 yrs.

STAFF

Landscape Architects and Designers
 Civil Engineers
 Urban and Community Planners
 GIS/CAD Technicians
 Marketing/Creative Services
 Administrative and Clerical

CLIENTS [65% Public, 35% Private]

Governments | Illinois, Iowa, Wisconsin
 Institutions | Upper Midwest
 Corporations | Upper Midwest
 Community Organizations | Upper Midwest
 Developers | Upper Midwest
 Professional Services Consultants |
 Nationwide



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Site Design | Site and Landscape Design, Green and LEED Design, Landscape Maintenance Plans, Site Construction Plans for Institutional, Corporate, Commercial, Industrial and Residential Uses

Planning | Downtown Plans, Redevelopment Plans, Transportation Plans, Park and Open Space Master Plans, Traditional Neighborhood Development Plans, Community Bike and Pedestrian Plans, Trail System Planning and Design, Recreational Corridor Plans, Comprehensive Plans, Current Plans, Grant Writing and Funding Strategies

Land Development | Master Plans for Residential, Eco-Industrial, and Mixed-Use Development; Plan Approvals; Traffic Analysis; Construction Documents | Specializing in Conservation, Traditional Neighborhood and New Urbanist Design

Urban Design | Streetscape Design, Park and Plaza Design, Bicycle and Pedestrian Facilities, Venue and Recreational Facilities Design, Wayfinding Systems, Design Guidelines, Construction Estimates, Implementation Oversight, Urban Waterfront Revitalization Specialists

Engineering | Site, Street and Utility Design, GIS Mapping, Traffic Analysis, Stormwater Planning and Design, Development Plan Review, Project Management

firm profile



**ARCHITECTURE
PLANNING
INTERIOR DESIGN**

Year Established
1987

Firm Partners
William Williams | AIA, LEED AP
Mark Ernst | AIA, LEED AP BD+C
Joseph Huberty | AIA, LEED AP BD+C
Paul Cuta | AIA
William Robison | AIA, LEED AP BD+C

Staff
43 total
21 Architects
12 Designers
3 Interior Designers
13 LEED Accredited Professionals

Firm/Staff Registrations
22 States

E-mail
paulc@engberganderson.com

Website
www.engberganderson.com

OFFICE LOCATIONS

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F 520 882 6901



Library or hospital, mixed-use development or university residence hall, our work supports the activities and institutions at the heart of a vibrant culture and economy.



High-performance, technologically advanced, and environmentally sensitive, our projects are sources of inspiration, healing and pride. Clients enjoy the creativity of our practice, and in finding the balance between performance and comfort, between the inventive and the enduring. The result is a history of projects that are in harmony with their use and their users.



We provide a full range of architecture, planning and interior design services tailored to meet any project's needs.

SERVICES

- Feasibility Assessments
- Master Planning
- Site Evaluation
- Site Planning
- Programming
- Building Design
- Space Planning
- Zoning & Code Analysis
- ADA Compliance
- Construction Administration
- Interior Design
- Adaptive Reuse
- Heritage Conservation/
Historic Preservation
- Public Art Coordination
- LEED® Documentation



INTRODUCTION

Knothe & Bruce is an award-winning architecture and design firm in Madison, Wisconsin. We are currently involved in a wide range of multi-family projects - from historic renovations to modern mid-rise apartments, and from student housing to senior housing campuses. While most of our work is in the Madison area we also work throughout Wisconsin, Iowa and Illinois. 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 the best designs and the highest quality construction possible for all of our clients. We bring 45 years of experience to each project that we do. Our 7 licensed architects and 4 staff professionals work collaboratively with our clients to enhance the design and function of the living environments we create. We design for the market, for future residents, and for the community, not for ourselves. We understand the development realities such as public approvals, market demand, and construction cost. We embrace them in our program and design process. We consider the most important measure of our success is the success of our clients.

DESIGN APPROACH

We look forward to being part of a team of professionals that will bring thoughtful and creatively designed housing to the Madison area. With extensive experience in all types of housing, Knothe & Bruce is committed to providing you with attractive, flexible, functional and innovative design solutions.

Our first step to developing a design is generating a well-defined program. This program will be determined through an evaluation of the owner's aesthetic, functional and financial requirements, the site analysis, and input from public stakeholders. With the program as our guide, we will create several concept designs for

the development that will be vetted by the development team. The physical form or building is then generated using computer renderings, plans and 3D models.

Based on the project schedule, this initial design process will need to be compressed to the extent possible so that a design may be brought into the public approval process as soon as possible. We believe that Knothe & Bruce Architects has the experience to shepherd your project through the various neighborhood groups, City departments and committees that will be required. We have a reputation of working cooperatively with city staff and alder persons and will use that reputation and our experience to minimize the approval schedule.

Knothe & Bruce Architects prides itself in its ability to manage the design process and to control construction costs throughout the process. The project team has a strong understanding of construction techniques and are committed to achieve cost control without detriment to the design, quality of construction or program. We believe team coordination, detailed plans and thorough plan review promote the ability for projects to stay in budget. Our extensive project experience also helps significantly in projecting costs and establishing realistic project budgets.

Knothe & Bruce has been working in the housing field since the Fair Housing Act was first implemented. To ensure compliance of the Fair Housing Act and the ADA each project undergoes a strict protocol of reviews. At the design development stage, a code review is performed on the project including Fair Housing and ADA. This review will need to account for the funding sources since additional accessibility requirements can be required based on the project financing. Periodically throughout the design phase and at the end of the Construction Document Phase the code and Fair Housing reviews are updated.

1 DEVELOPMENT TEAM – RESUMES

PROJECT TEAM

Name	<p>John K. Livesey Owner and Director Livesey Company LLC</p>	<p>John McEwan General Counsel Livesey Company LLC</p>
Project Role	Commercial/Office Developer	Attorney
Education	Master of Science in Real Estate Investment Analysis, UW-Madison, WI; and B.S. Economics, Elmira College, Elmira, NY	J.D.,U-Michigan, Ann Arbor, MI; B.A., American History,Columbia University, NY, NY
Summary of Qualifications	<p>John K. Livesey has over 25 years of experience in commercial real estate development in Wisconsin, with a primary focus on Dane County. He has successfully developed a variety of types of commercial projects, including office, medical, and retail. He has a history of working with all members of a development team to create a project that satisfies the needs of all stakeholders and that is tailored to fit the unique qualities of the project site and community. He has experience with a variety of financing programs, including Midwestern Disaster Area Bonds and tax increment financing (both city-financed and developer-financed).</p> <p>Project Role: Owner and Director of Development of Livesey Company LLC, the developer of the commercial component of the Union Corners project; he will work closely with Stone House Development, Inc. the developer of the residential component of the project.</p>	<p>John has over 30 years' experience in real estate, in New York, Colorado and Wisconsin. He has primarily acted as in-house counsel and in that role he has been actively involved with all stages of development. During his 9 plus years with Livesey Company, he has been a key participant in the Livesey team and has played a crucial role in all of Livesey's real estate developments. He has worked with municipalities, lenders, contractors, architects, tenants and others to help create projects that all parties can be proud to be a part of.</p> <p>Project Role: General Counsel and in-house attorney for Livesey Company LLC, the developer of the commercial component of the Union Corners project; he will work closely with John K. Livesey as well as with the other members of the development team on this project. John has played a major role in every project Livesey Company has developed and managed during his 9½ years at the company.</p>
Project Experience	<p>Related Project Experience</p> <p>Medical (Office and Clinics): UW Medical Foundation, Inc. (UWMF): UWMF Hqtrs, Middleton, WI Atrium Clinic, Madison, WI Transformations Clinic, Middleton, WI Ophthalmology Clinic, Middleton, WI Generations Clinic, Middleton, WI Yahara Clinic, Middleton, WI Sun Prairie Clinic, Sun Prairie, WI</p> <p>Meriter Hospital, Inc. Monona Clinic (Broadway and Stoughton Road), Monona, WI Pediatric Clinic, Middleton, WI Orthopedic Clinic, Middleton, WI Dermatology Clinic, Middleton, WI</p> <p>Dean Health Systems, Inc. Dean/St. Mary's Headquarters, Madison, WI; Dean Aesthetic Surgery Center, Middleton, WI</p>	<p>Grocery Stores Copps, Whitney Square, Madison, WI Copps, Pier 37, Monona, WI</p> <p>Restaurants Ruth's Chris Steakhouse, Middleton, WI P.F. Chang's China Bistro, Middleton, WI Abuelo's Mexican Food Embassy, Middleton, WI Quaker Steak and Lube, Middleton, WI</p> <p>Office/Retail West Place, Madison (total of over 200,000 square feet on 23 acres): Office/educational (former Famous Footwear Headquarters, now Madison College), retail, medical Spectrum World Headquarters (222,000 square feet on 10 acres): Currently being constructed in Middleton.</p>

Name	<p>Helen H. Bradbury President and Principal Stone House Development, Inc.</p>	<p>Richard B. Arnesen Vice President and Principal Stone House Development, Inc.</p>
Project Role	<p>Housing Developer</p>	
Education	<p>M.B.A., Emory University, Atlanta, GA; and B.A., Rutgers University, New Brunswick, NJ</p>	<p>B.S., University of Colorado, Boulder, CO</p>
Summary of Qualifications	<p>Helen Bradbury and Richard Arnesen have been involved in real estate development for over 25 years. They founded Stone House Development in 1995. Specializing in the development of affordable housing, Stone House has completed 28 projects throughout Wisconsin and manages 8 more. Helen Bradbury concentrates on the development, marketing and management of the properties and Richard Arnesen focuses on the development, financing and construction.</p>	
Project Experience	<p>Related Project Experience</p> <p>The Overlook at Hilldale, Madison, WI City Row Apartments, Madison, WI The Overlook at Midtown, Madison, WI Park Central Apartments, Madison, WI Wausau East Townhomes, Wausau, WI Flats on the Fox, Green Bay, WI Castings Place Apartments, Milwaukee, WI Hubbard Street Lofts, Milwaukee, WI The Madison Mark, Madison, WI UW-Platteville, Southwest Hall, Platteville, WI Amity Apartments, West Bend, WI Hanover Square Apartments, Madison, WI School House Apartments, Jefferson, WI Marshall Apartments, Janesville, WI School House Apartments, Mineral Point, WI School House Apartments, New Glarus, WI Prairie Park Senior Apartments, Madison, WI Shoe Factory Apartments, Beaver Dam, WI East High Apartments, Wausau, WI</p>	

1 DEVELOPMENT TEAM – RESUMES

PROJECT TEAM

<p>Name</p> <p>Project Role</p> <p>Education</p> <p>Summary of Qualifications</p> <p>Project Experience</p>	<p>John Lichtenheld, PE, AICP Principal, Senior Engineer/Planner SAA Design Group, Inc.</p> <p>Principal in Charge</p> <p>Master of Science, Transportation Planning, University of Iowa; and B.S., Civil Engineering, Bradley University</p> <p>John Lichtenheld has over 35 years experience in site planning, design and engineering for municipal and private projects. His expertise includes traffic and transportation systems, utilities, grading, and stormwater and sewer facilities. John has extensive municipal engineering experience, and has worked for the Cities of Middleton and Beloit, Wisconsin, as well as for the State of Oregon Land Conservation Development Commission. He can address project issues related to street and utility engineering, pedestrian circulation and safety, crosswalk development, traffic and transportation, parking, mass transit, and stormwater management.</p> <p>Registered PE: Wisconsin #21268 and Illinois #62043552</p> <p>APA Registration: Wisconsin # 016984</p> <p>Related Project Experience</p> <p>Methodist Medical Center Expansion, Peoria, IL</p> <p>St. Mary's Hospital Expansion, Madison, WI</p> <p>St. Mary's Emergency Care Facility, Sun Prairie, WI</p> <p>Union Corners Development, Madison, WI</p> <p>Villager Mall Redevelopment, Madison, WI</p> <p>Allied Drive Redevelopment, Madison, WI</p> <p>Conservancy Place Development Plan & Stormwater Mgmt. Plan, DeForest, WI</p> <p>Conservation Neighborhood Plan, Urban Service Boundary Extension, Town of Vienna, WI</p> <p>The Uplands Neighborhood Dev. Plan, Site Design & Engineering, Sun Prairie, WI</p> <p>Monona Shores Residential Redevelopment Site Design & Engineering, Madison, WI</p> <p>Nine Springs Neighborhood Development Plan & Traffic Study, Fitchburg, WI</p> <p>Novation Tech. Campus Site Design & Eng., Traffic Study, Town of Madison, WI</p> <p>CUNA Credit Union Site Design & Eng, Fitchburg, WI</p> <p>Seven Bridges TIF District, Holmen, WI</p>	<p>D. Bruce Morrow, PLA, ASLA, LEED® AP Associate, Project Manager SAA Design Group, Inc.</p> <p>Project Manager</p> <p>Master of Regional Planning and B.S. in Landscape Architecture, Washington State University, Pullman, WA; and B.A. in Economics, Kalamazoo College, MI</p> <p>Since 1995 Bruce has been providing planning, design and implementation services. Working with both public and private clients, his development projects range in size from individual site development to large city center master plans. Bruce excels in all stages of project development from schematic design to construction documentation and sustainable design (LEED). He also has an accomplished transportation resume. Bruce's expertise includes bicycle and pedestrian facility planning and design, wayfinding, streetscape and landscape design, public process facilitation, corridor studies, institutional and corporate campus design, urban design, park and open space design, cost estimating, preparation of construction documents, and construction administration. Licensed Landscape Architect in Wisconsin.</p> <p>American Society of Landscape Architects License: WI # 405-014</p> <p>Related Project Experience</p> <p>River Prairie Development Plan, Altoona, WI</p> <p>Aid Association for Lutherans/Thrivent, Appleton, WI</p> <p>Nine Springs Development, Fitchburg, WI</p> <p>Northwestern Mutual Insurance Corporate Campus, Franklin, WI</p> <p>Centennial Centre at Hobart, Hobart, WI</p> <p>Allied Drive Neighborhood Redevelopment, Madison, WI</p> <p>Atwood Community Center, Madison, WI</p> <p>Oakwood Village Independent Living Complex, Madison, WI</p> <p>St. Mary's Hospital Expansion, Madison, WI</p> <p>Westlawn Redev. Plan, Milwaukee, WI</p> <p>Methodist Medical Center Expansion, Peoria, IL</p> <p>Quad City Industrial Center, Redevelopment Plans, Rock Island, IL</p> <p>St. Mary's Emergency Care Facility, Sun Prairie, WI</p>
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PROJECT TEAM

<p>Name</p> <p>Project Role</p> <p>Education</p> <p>Summary of Qualifications</p> <p>Project Experience</p>	<p>Ryan Garcia, AICP Senior Planner SAA Design Group, Inc.</p> <p>Project Planner</p> <p>Master of Urban Planning, UW-Milwaukee; and B.S., Geography, UW-Whitewater</p> <p>With over seven years of experience serving communities in southern Wisconsin and northern Illinois, Ryan excels at working with municipalities to address planning and development opportunities and challenges. Ryan’s project management experience includes park and open space planning, corridor and neighborhood planning, comprehensive planning, safe routes to school planning, and grant writing. Mr. Garcia also offers expertise in developing “smart growth” tools such as conservation design and traditional neighborhood design ordinances, and brings an aptitude for GIS and other visualization tools. Ryan’s passions are identifying and implementing community and neighborhood development and design strategies that reduce the reliance of individuals on automobiles, minimize the consumption of fossil fuels, and provide opportunities for people of all backgrounds to live, work, and play as part of a diverse, vibrant community.</p> <p>American Institute of Certified Planners (#023573)</p> <p>Related Project Experience</p> <p>North Water Street Improvement Plan, Albany, WI</p> <p>Connections: City Center Plan, South Beloit, IL & Beloit, WI</p> <p>Madison College Transportation Demand Management Implementation Plan, Madison, WI</p> <p>UW Hospital Transportation Demand Management Plan, Madison, WI</p> <p>Beloit-Janesville Bicycle Trail Master Plan, Rock County, WI</p> <p>Alliant Redevelopment Design Guidelines, Rock Falls, IL</p> <p>Bicycle Master Plan, South Beloit, IL</p> <p>Selected Project Experience (with previous employers)</p> <p>Conservation Neighborhood Design Ordinance, Village of Rockton, IL</p> <p>Downtown Parking Management Study, Whitewater, WI</p>	<p>Marcus Fink, PE Civil Engineer SAA Design Group, Inc.</p> <p>Project Engineer</p> <p>United States Marine Corps BS, Civil Engineering, UW-Platteville</p> <p>Marcus has specialized in urban development, municipal infrastructure design and construction throughout his career. With his main emphasis in grading, erosion control, stormwater management design and implementation, Marcus has designed and overseen many successful projects including street reconstructions, public parks, and industrial, commercial and residential site construction. Marcus’ preference for “green design” intertwines perfectly with the latest trends and complements aesthetic landscape designs that are both beautiful and functional.</p> <p>Licensed PE: WI # 37011</p> <p>RELEVANT EXPERIENCE</p> <p>Petzke Park Phase I, Kenosha, WI</p> <p>Strawberry Creek Park Phase I, Kenosha, WI</p> <p>Straight Lake State Park, Luck, WI</p> <p>Madison College Landscape Master Plan, Madison, WI</p> <p>Villager Mall, Madison, WI</p> <p>Richards Road Reconstruction, Town of Lodi, WI</p> <p>Park Street Drainage Improvements, Town of Lodi, WI</p> <p>Additional Experience:</p> <p>Muskego Commerce Center, Muskego, WI</p> <p>South Moorland Road Widening and Signalization, Muskego, WI</p> <p>Waukesha County Technical College, Pewaukee, WI</p> <p>Far West Sanitary Interceptor, Sun Prairie, WI</p> <p>Fairmount Avenue Reconstruction, Whitefish Bay, WI</p> <p>Silver Spring and Lake Drive Reconstruction, Whitefish Bay, WI</p>
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1 DEVELOPMENT TEAM – RESUMES

PROJECT TEAM

Name	<p>Paul M. Cuta, AIA Partner Engberg Anderson, Inc.</p>	<p>Marc Schellpfeffer, AIA Principal Engberg Anderson, Inc.</p>
Project Role	Partner in Charge/Architecture	Team Leader/Architecture
Education	Master of Architecture, U-Pennsylvania; B.S., Architectural Studies, UW- Milwaukee; and Ecole Speciale d'Architecture, Paris, France	Master of Architecture, UW - Milwaukee; and B.S., Urban & Regional Studies, UW- Green Bay
Summary of Qualifications	<p>Paul was named Partner in 2007 and leads Engberg Anderson's office in Madison, WI. A native of Madison, Paul rejoined Engberg Anderson after 11 years and contributes significant work to the growth of the city he calls home. Paul's energetic approach translates into enthusiastic clients and creative design solutions. Paul efficiently reaches consensus with clients, project stakeholders, design team members and constructors. With experience designing a variety of building types, Paul's main areas of focus are housing/mixed-use projects, post secondary education, cultural/recreational, and corporate projects.</p> <p>Registered Architect: Wisconsin #A-7434</p> <p>Related Project Experience</p> <p>640 West Apartments, Madison, WI Cudahy Library Square, Cudahy, WI Tobacco Row II Planning, Madison, WI <i>Office Buildings A & B and Preliminary planning and design for approximately 100 residential units.</i></p> <p>Union Corners Master Plan & Building Design, Madison, WI <i>Buildings A, B and G</i></p> <p>Findorff Yards Office Lofts, Madison, WI UW-Madison, Madison, WI <i>Lakeshore Residence Hall & Food Service Facility, Merit House Residence Hall Renovations, and Hiram Smith Hall Renovations</i></p> <p>UW – Stevens Point, Stevens Point, WI <i>Suites @ 201 Residence Hall</i></p> <p>Barbara Hochberg Center for Jewish Student Life, Madison, WI</p>	<p>Marc has a strong understanding of mixed-use developments for both public and private clients. Marc is particularly interested in how design can both foster an individual's sense of space and create a "social environment" that contributes to an overall sense of community. His leadership skills and personality within the office create a collaborative and energetic atmosphere towards quality design and meeting clients' needs and concerns. As an effective communicator, he readily listens and provides appropriate attention to clients and develops thoughtful solutions to their particular issues throughout all phases of the project.</p> <p>Registered Architect: Wisconsin #9947-005</p> <p>Related Project Experience</p> <p>640 West Apartments, Madison, WI Cudahy Library Square, Cudahy, WI RiverHeath Townhomes, Appleton, WI Tobacco Row II Planning, Madison, WI <i>Office Buildings A & B and Preliminary planning and design for approximately 100 residential units.</i></p> <p>Union Corners Master Plan & Building Design, Madison, WI <i>Buildings A, B & G</i></p> <p>Findorff Yards Office Lofts - Madison, WI UW-Madison, Madison, WI <i>Lakeshore Residence Hall & Food Service Facility and Merit House Residence Hall Renovations</i></p> <p>UW – Stevens Point, Stevens Point, WI <i>Suites @ 201 Residence Hall</i></p> <p>Barbara Hochberg Center for Jewish Student Life, Madison, WI</p>
Project Experience		

Name	<p>J. Randolph Bruce, AIA Principal Knothe Bruce Architects, LLC</p>	<p>Donald A. Schroeder, AIA Architect Designer Knothe Bruce Architects, LLC</p>
Project Role	Principal-in-Charge	Architect Designer
Education	Master of Architecture , University of Illinois; and BBA degree from University of Wisconsin.	B.S. in Architecture from North Dakota State University
Summary of Qualifications	<p>Randy Bruce is the Managing Member at Knothe & Bruce Architects, LLC. He 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 experience he manages the firm’s project teams through all stages of the design process, ensuring clients a high quality product.</p>	<p>Don Schroeder is a partner at Knothe & Bruce Architects, LLC and leads the design team. His 20 years of experiences includes thoughtful and innovative projects ranging from mixed use buildings to custom residential. 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 attractive buildings.</p>
Project Experience	<p>Related Project Experience Grand Central Apartments, Madison, WI Empire Photo, Madison, WI The Overlook at Hilldale, Madison, WI Parmans Place, Madison, WI The Depot Apartments, Madison, WI City Row Apartments, Madison, WI</p>	<p>Related Project Experience Grand Central Apartments, Madison, WI Empire Photo, Madison, WI The Overlook at Hilldale, Madison, WI Parmans Place, Madison, WI The Depot Apartments, Madison, WI City Row Apartments, Madison, WI</p>



Ruth's Chris Steakhouse, Middleton, Wisconsin

Ruth's Chris Steakhouse occupies a free-standing 10,000 square foot building designed and constructed especially for this high-end, world class restaurant. This restaurant is unique in that Livesey was given the freedom to design the building and interior without being limited to Ruth's Chris design standards. The project was completed in 2007 at a cost of \$4,000,000.



University of Wisconsin Medical Foundation Headquarters, Middleton, Wisconsin

The headquarters of the University of Wisconsin Medical Foundation is a 200,000 square foot building designed and constructed to give this tenant the opportunity to consolidate employees from several sites into a single unified location. This project was completed in 2008 at a cost of \$22,000,000.





Yahara Clinic, Monona, Wisconsin

This free-standing building contains 34,000 square feet and was designed and constructed to allow the University of Wisconsin Medical Foundation to consolidate several of its clinics into a new integrated “Yahara Clinic”, which occupies the entire building. This project was completed in 2011 at a cost of \$9,000,000.



Transformations Building, Middleton, Wisconsin

Livesey constructed this 35,000 square foot building in 2006 to provide space for two University of Wisconsin Medical Foundation clinics (the Transformations Clinic and the Ophthalmology Clinic) as well as space for an office user. The project was completed at a cost of \$8,200,000.



West Place Four Mixed-Use Building, Madison, Wisconsin

This mixed-use building was completed in 2002, and includes a mix of restaurants, retail, medical and office uses. The project illustrates the successful utilization of many new urbanism concepts. The project was completed at a cost of \$2,400,000.





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.



Union Corners Redevelopment Plan Former Rayovac Plant Site Madison, WI

Starting in 2003, SAA provided land planning, site design, and public process facilitation for this 15-acre, \$100 million mixed-use redevelopment of an industrial brownfield site on East Washington Avenue.

The planning and design of Union Corners, one of the most challenging urban redevelopment projects undertaken in Madison, required a creative and highly experienced development team. SAA, the lead planner and a team of architects utilized a unique “studio” planning process that emphasized direct collaboration with neighborhood residents and businesses and city staff.

The Madison Common Council enthusiastically approved the development master plan, rezoning application, and preliminary plat in January 2006. The plan incorporated major sustainable design options and features that included raingardens and other stormwater infiltration opportunities.





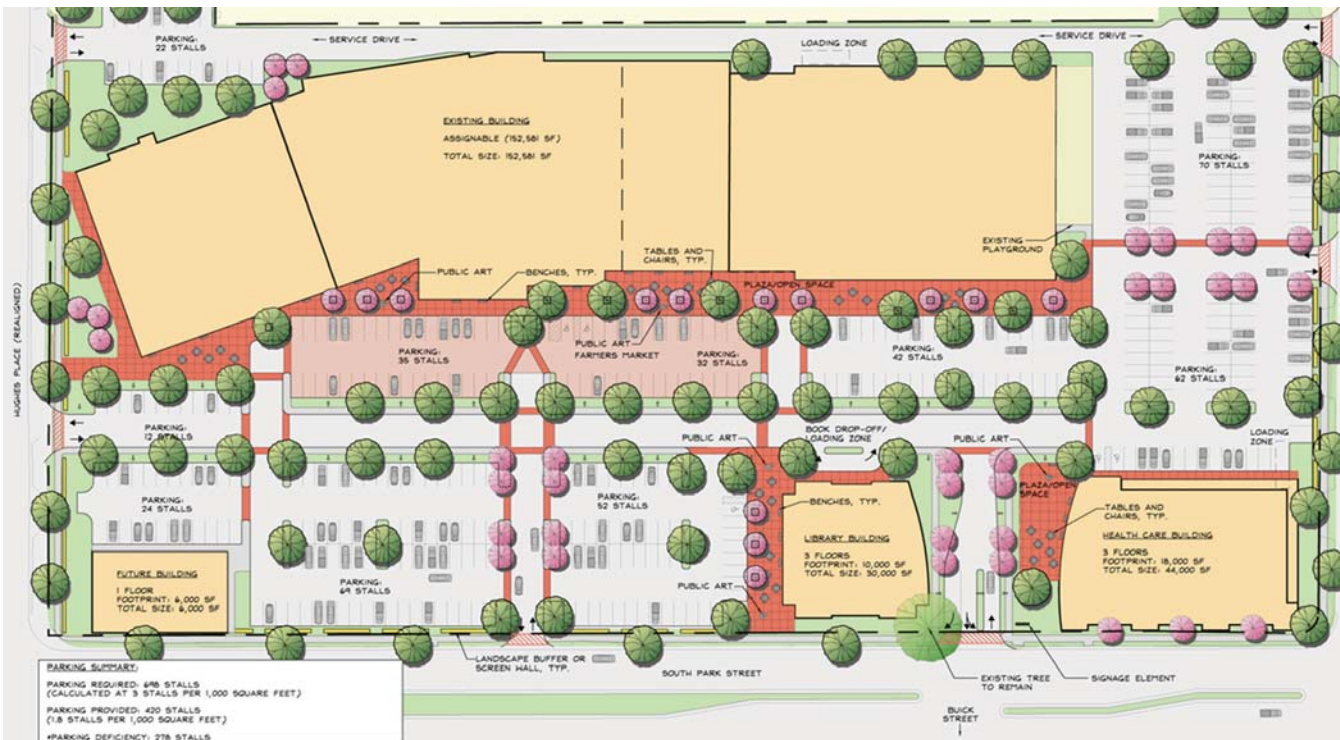
SAA Nolen Shore
Madison, WI

Nolen Shore Condominiums is a 1.3-acre, 74 unit urban infill project in Downtown Madison.

SAA provided landscape design, civil engineering, stormwater management, and traffic analysis services for this project.

The Nolen Shore rooftop garden provides outdoor space for residents and covers a parking structure as well. The project was completed in 2006 and provides a landmark for those entering Madison’s downtown from the south

1 DEVELOPMENT TEAM – EXPERIENCE



SAA Villager Mall Redevelopment Madison, WI

SAA, in collaboration with Strang Architects, prepared a detailed Site Master Plan and Phase I and Phase II construction documents for the redevelopment of the City-owned, 9-acre Villager Mall located on South Park Street in Madison, Wisconsin.

The project involved the exploration and evaluation of site plan options that provided for the rehabilitation of portions of the existing mall and the integration of new development sites for health care facilities, social services and supporting retail and service business uses.

The recently completed Phase I construction included facade improvements and building expansion to a portion of the existing Villager Mall in addition to facility improvements for Madison College and other existing tenants, parking and circulation improvements, a new Library/Urban League building and it laid the groundwork for future phases of construction.

The SAA site plan emphasized a pedestrian and bicycle friendly environment and a public open space network including areas capable of supporting a Farmers' Market and sustainable design practices to create an exciting, mixed use community and retail destination for Madison's south side.



SAA Allied Drive
City of Madison, WI

SAA worked closely with the City of Madison Community Development Authority and the Allied Neighborhood Task Force to develop a site and implementation plan for an 11.5-acre parcel owned by the city. Goals of the project included designing for sustainability, affordability, safety, and connectivity, and to re-create the image of this challenged area. The Allied Drive Neighborhood struggled with the perception of poverty and crime, limiting redevelopment interest. Other issues included poor access and separation from the surrounding area, missing pedestrian links, community resources, and architectural disrepair.

In the spirit of collaboration and consensus, SAA led an extensive public involvement campaign that brought together citizens, stakeholders, government officials, and consultants. An advisory council formed by SAA included affordable housing developer Gorman & Co., the Wisconsin Partnership for Housing Development, and Habitat for Humanity.

SAA provided site planning, urban design, bike/pedestrian planning, and engineering for civil, stormwater, traffic, and parking. The design approach included the employment of CPTED principles (Crime Prevention Through Environmental Design). Amenities included a community room with associated plaza, two tot lots, public art, community gardens, and an off-road bike path. The City Arts Commission will contract with an artist to provide a ‘brand’ for the proposed neighborhood. This ‘brand’ will be used to help form a neighborhood identity and sense-of-place.

The master plan was approved in early 2008 and Phase 1 construction commenced that fall. The first phase includes



two apartment buildings (32 units) and three town home buildings (17 units) on the northern 3.3 acres of the development. It also includes one of the existing apartment buildings intended for use as interim housing during the demolition/construction phases of the first phase.

A portion of Phase 2 is scheduled for design and construction in 2012. The completed project includes two apartment buildings (32 units), seven town home buildings (47 units), five duplex buildings (10 units), and 24 single family lots, covering the entire 11.5 acres of the site. Of the 113 housing units proposed, 79 are rental units and 34 are for sale.



Union Corners

Madison, Wisconsin

Engberg Anderson was involved in the design of five buildings on the Union Corners site: three multi-family housing complexes, one mixed-use (office and retail) building and one retail building. The original master plan included 500,000 sf of residential space, 100,000 sf of commercial/retail space and structured below grade parking for 700 vehicles in 11 separate buildings.

- **Buildings A & B**

Design phase for a 96,000 gsf mixed-use commercial development.

- **Building G**

Design phase for 225,000 gsf which involves 125 living units in three structures over below grade parking for 133 vehicles.

These multi-level buildings, along with the entire development, were designed to pursue LEED Certification.



Status
Estimated completion 2013

Square Feet
87,800 gsf

Size
60 units

Construction Cost
\$6,800,000 estimated

640 West Apartments

Madison, Wisconsin

This new 60-unit, infill, market rate apartment project is located on the near west side of Madison’s isthmus. The project’s unique site extends through the block and caps the edge of a vital downtown neighborhood as it meets a major bicycle/pedestrian corridor. Proximity to the urban core of the city, the University of Wisconsin, and nearby parks and lakes further energize this visible site. The project is comprised of four levels of residential units over two levels of parking. Amenities include a welcoming lobby, landscape garden, fitness/community room, bicycle storage and a dedicated bicycle maintenance area.



Status
Completed May 2009

Square Feet
41,000 sf

Construction Cost
\$9,500,000

Barbara Hochberg Center for Jewish Student Life

University of Wisconsin - Hillel
Madison, Wisconsin

As one of the largest and most active Hillel programs in the country, UW Hillel required a facility to meet a broad spectrum of needs, from religious to social to educational. The new Barbara Hochberg Center for Jewish Student Life is the focus of Jewish life on campus, providing a location for Jewish student groups to gather and attend movies, lectures, cultural presentations, religious celebrations and festive dinners. Comfortable lounges provide space for informal gatherings and a formal dining room enhances the kosher meal plan. Other features include a café, fitness room, library and computer room, and an auditorium. This building, for the first time, provides adequate space for all of Hillel's activities and is also stimulating the creation of many new programs and services.

The building has achieved LEED® Gold certification.



Status
Completed December 2008

Square Feet
20,000 sf

Construction Cost
\$1.7 million

Madison Public Library | Sequoya Branch

Madison, Wisconsin

The Sequoya Branch Library occupies 20,000 sf of first floor space at Sequoya Commons, a mixed use residential, retail and public library development. The library is designed to provide a full range of library services and offer a sustainable learning laboratory for the community. The new library layout is much different from a traditional library design. More seating area “neighborhoods” and a computer cafe complement the new library’s substantial print and media formats, electronic resources and increased group activity venues. The collections at the Sequoya Branch Library are in a large open space divided by furniture and shelving. This allows the space to be configured in many different ways as library services evolve. Every public space is surrounded by large glass windows allowing in daylight and views out to the neighborhood.

The library has achieved LEED® Silver certification.

1 DEVELOPMENT TEAM – EXPERIENCE



KNOTHE
& BRUCE
architects

Project:	The Overlook at Hilldale
Activities:	Architectural design of 96-Unit 4-story affordable housing development
Status:	Completed
Description:	The Overlook at Hilldale, located in Madison, Wisconsin, consists of two linked 4-story apartment buildings with 96 units. The buildings step down a sloped site with flat roofs. The high-quality exterior materials are a combination of masonry, fiber-cement board siding and metal panels. The exterior materials were chosen to be compatible with the adjacent Westin Place and Target buildings while maintaining a modern residential aesthetic. The street-side elevations of the buildings are well detailed and landscaped punctuated with individual entries to the dwelling units. Many of the first floor units are townhomes with entry porches along Frey Street and N. Segoe Road. The 96-unit development offers affordable housing opportunities to eligible families and was practically funded by Federal Housing Tax Credits and WHEDA funding. The project also meets the standards Wisconsin Green Built Homes.
Scope of Service:	Full Architectural Services including Structural Engineering, excluding Mechanical design and Interior design.
Contractor:	Connery Construction 3234 County Road N Cottage Grove, WI 53527 (608) 839-3740



KNOTHE
& BRUCE
architects

Project:	The Depot Apartments
Activities:	Architectural design of 82 Unit, urban infill housing development
Status:	Completed
Description:	<p>The Depot Apartments in downtown Madison were built on the site of the former Badger Bus depot. The 82-unit development consists of 3 linked buildings and required a Recycling and Re-Use plan for the building materials before the former bus depot could be torn down. The development consists of a 3-story, 4-story, and 5-story building. The latter features ground-floor commercial space that includes a CVS Pharmacy with a drive-thru window.</p> <p>In order to complement the existing neighborhood, the buildings feature a historic motif and use “tumbled brick” to give them a contextual weathered look. This development is certified “Green-Built” and features a solar-assisted hot water system, a highly sophisticated heat pump system that heats and cools the buildings, and green roofs with plants that hold rain water.</p>
Scope of Service:	Full Architectural Services including Structural Engineering, excluding Mechanical design and Interior design.
Contractor:	<p>Stevens Construction 5100 Eastpark Boulevard Madison, WI 53718</p>

1 DEVELOPMENT TEAM – EXPERIENCE



**KNOTHE
& BRUCE**
architects

Project: City Row Apartments

Activities: Architectural design of 83-Unit, 4-story affordable housing development

Status: Completed

Description: This project consisted of the selective demolition and renovation of 19 historic homes providing for a redevelopment consisting of 83 townhome and apartment units on a constricted 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 a series of two and three-bedroom townhomes forming much of the first two floors of the structures. The central building houses the community areas of the development with a commons room that opens onto the courtyard. The courtyards are hardscaped for intensive use but are open and visually connected to the landscaped lawns that also allow for stormwater management. Terraced gardens at the center of the site will provide for both management-maintained and tenant maintained garden plots. The project is certified as Green Build Home and is the first Energy Star-qualified multifamily high-rise building in Wisconsin.
The project was also the first WHEDA project closed in the state of Wisconsin utilizing TCAP funds.

Scope of Service: Full Architectural Services including Structural Engineering, excluding Mechanical design and Interior design.

Contractor: Krupp Consturction



- Project: 1001 University
- Activities: Architectural design of 79 Unit 8-story housing development
- Status: Under Construction, to be completed in Summer of 2013
- Description: The project proposes a redevelopment at the corner of University Avenue and North Brooks Street. The site is currently occupied by the St. Francis House and Episcopal Student Center. The planned development includes preserving the original 1930 St. Francis House and relocating it on-site. The 1960's addition to the chapel shall be deconstructed. The redevelopment plans for a 8-story residential building consisting of 79 units, ranging in size from one to five bedroom apartments. The apartments will be responsive to the surrounding neighborhood, which poses unique challenges of tying into academic and religious buildings with a variety of architectural styles. The development will be sensitive to the solar impacts and view lines to the neighboring church and bell tower. The proposed building is a post-tensioned concrete structure with two levels of under-building parking. The contemporary exterior skin will be a combination of stone, metal panels, and spandrel glazing. Metal balconies and railings will articulate the facade and create usable open space for the residents.
- Scope of Service: FullArchitecturalServicesincludingStructuralEngineering,excludingMechanical design and Interior design.
- Contractor: Stevens Construction
5100 Eastpark Boulevard
Madison, WI 53718

1 DEVELOPMENT TEAM – REFERENCES

LIVESEY

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Brad Zellner, LZ Ventures

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2 DESIGN CONCEPT/LAND USE(S)

2a Development program/concept

- Joint development project of the entire 11.4 acre parcel with Livesey Company developing the commercial/office portion and Stone House Development developing the residential.
- The three separate parcels will be jointly developed with Livesey Company developing the major frontages (2504 Winnebago) and Stone House Development developing the other two (2340 and 2507 Winnebago).
- The development will retain the original development plan with the 2504 Winnebago parcel containing two separate blocks of mixed use divided by an open space corridor aligning with 7th Street. This block will include a 3-story medical clinic at the intersection of Milwaukee Street and East Washington (Building A), a neighborhood grocery store with second floor office (Building C), a small retail with second floor office (Building D), and a civic building (building E) with a potential for three floors of residential. The open space corridor has been enhanced by a small park at the intersection of Winnebago and the private boulevard. Parking will be a combination of structured (Building B1) and surface.
- 2507 Winnebago will be multifamily housing (primarily affordable rental homes) and may include a day care center (Buildings G). All parking for this portion of the residential project will be underground.
- 2340 Winnebago will contain the reconstructed French Battery Building (Building F) to be used for live/work artist studios and the existing retail building fronting E. Washington Avenue (Building H). Parking will be a combination of below grade and surface parking.
- The development will be integrated around a uniform design theme that follows the original industrial nature of the area. This will be reflected in the use of brick and metal as a building material. However, the building will reflect a variety of architectural styles.
- The buildings along East Washington Avenue and the internal streets will be built close to the property w/parking either in a structure, underground or surface between buildings.
- Interconnection to the neighborhood has been enhanced by construction of a bike/pedestrian path along the railroad corridor and a pedestrian crossing at Division Street from our original design. An additional rail crossing will be added at Jackson Street.
- The East Washington frontage will be further enhanced with an outdoor eating area along Building C and the neighborhood grocery store. The Milwaukee Street entrance will provide a visual tie to the corridor as well as an outdoor space with an “art wall” screening the surface parking for the medical clinic.
- The Common Green area will provide an opportunity for outdoor activities tied to the civic use in Building E. The proposal also includes a monument piece dedicated to the Ho-Chunk Nation and be commissioned by an artist.
- Building B2 also provides a creative means of giving the parking ramp (Building B1) visual variety and activity for the Common Green.
- Provison has also been made for a small neighborhood park and community gardens.

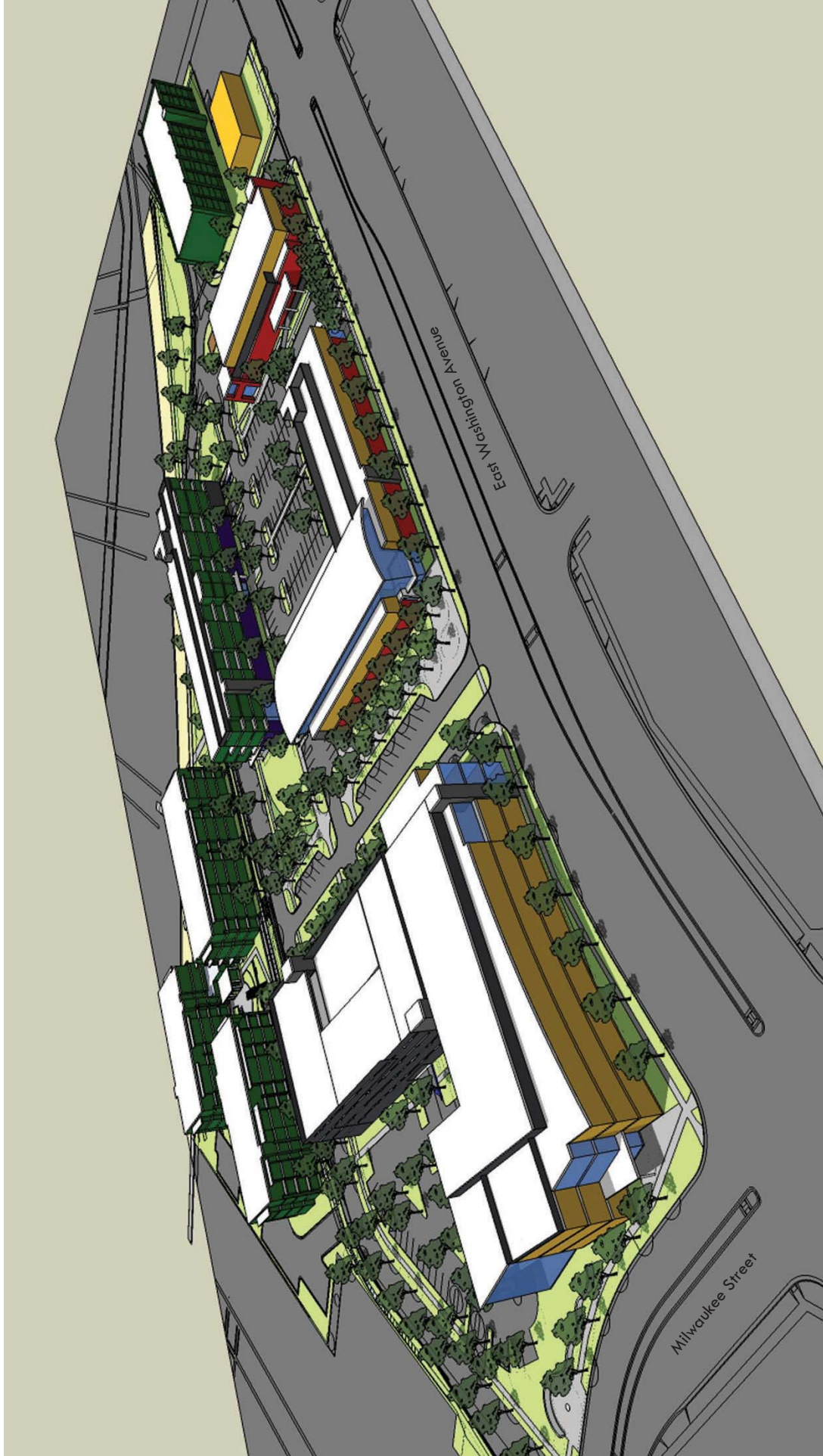
2b Preliminary plans, elevations & sketches



SITE PLAN

0 50 100
SAA DESIGN GROUP
101 East Badger Road, Madison, WI 53713 • 608.255.0800 • 608.255.7730 • www.saa-madison.com • BIM-0317

2b Preliminary plans, elevations & sketches



Aerial Perspective - View looking SE

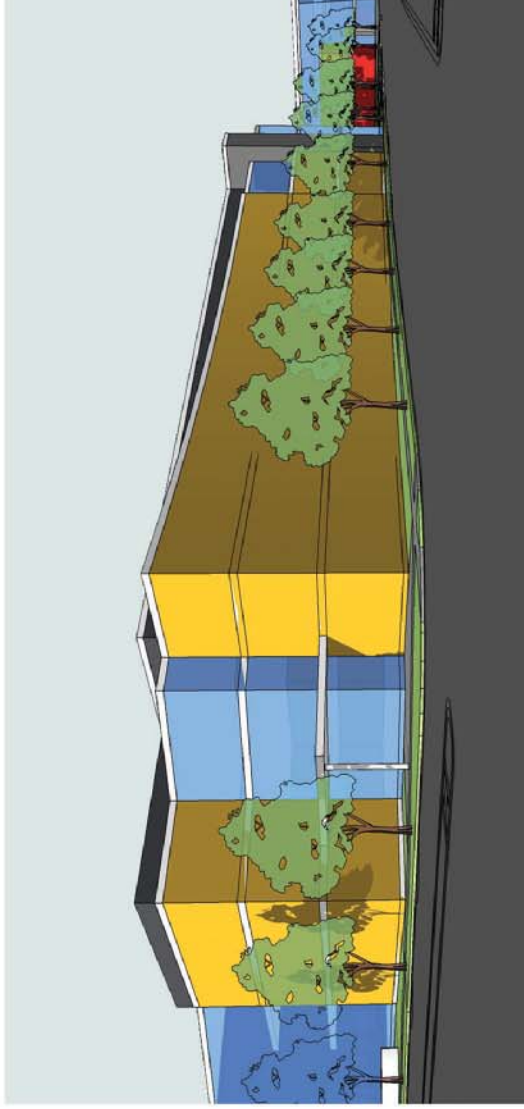
2b Preliminary plans, elevations & sketches



Architectural Character Images



Buildings A and B - Aerial view from East Washington Ave. of Milwaukee St.



Building A - Street level view from East Washington Ave. of Milwaukee St.

Building A/B Massing - East Washington at Milwaukee Street



Architectural Character Images



Building C (retail/office component) - Street level view from East Washington Ave.

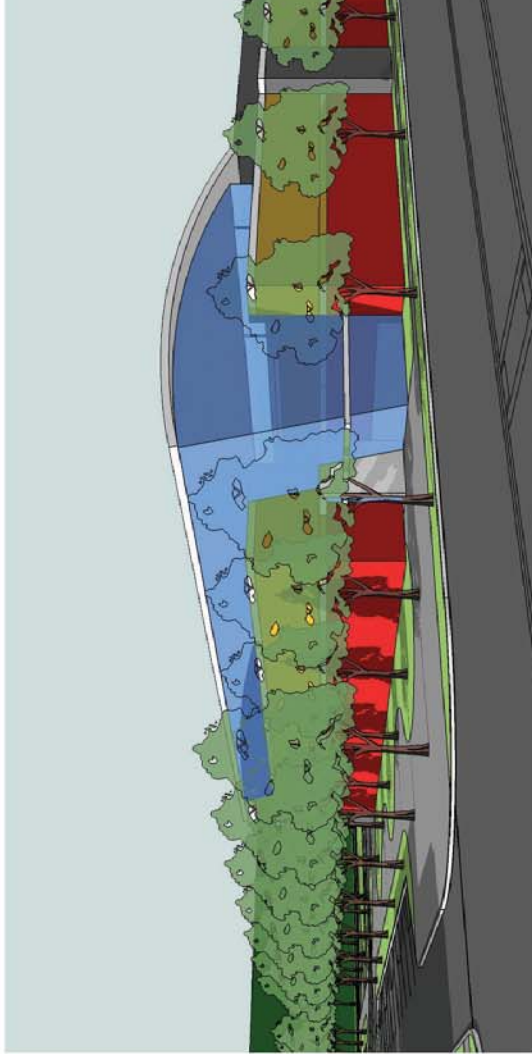


Building C (retail/office component) - Aerial view looking toward East Washington Ave.

Building C Massing - East Washington Avenue



Architectural Character Images



Building C (neighborhood grocery) - Street level view from East Washington Ave.



Building C (neighborhood grocery) - Aerial view looking toward East Washington Ave.

Building C Massing - East Washington Avenue

2 DESIGN CONCEPT/LAND USE(S)

2c Uses, types, unit counts & sf per use

Mixed Use	Square footage				Units	Spaces	Square footage
	Commercial & Retail	Office	Civic / Public	Residential		Structured Parking	Totals
Building A							99,900
LL						79	
Level 1		33,300					
Level 2		33,300					
Level 3		33,300					
Building B1 - Parking							0
LL						49	
Level 1						40	
Level 2						99	
Level 3						99	
Level 4						99	
Building B2 - Commercial							5,500
Level 1	5,500						
Building C							52,700
LL						38	
Level 1	29,600	1,000					
Level 2		22,100					
Building D							14,500
Level 1	14,500						
Building E (not included in square footage/parking calculations)							15,000
LL							
Level 1			15,000				
Building H							4,000
Level 1	4,000						
Subtotals	49,600	123,000	15,000	0		503	172,600

Mixed Use Parking Subtotal	
Surface Parking	
Clinic	55
Commercial	140
Street	55
Structured Parking	503
Total Parking	753
Parking Ratio	4.36

Residential	Square footage				Units	Spaces	Square footage
	Commercial & Retail	Office	Civic / Public	Residential		Structured Parking	Totals
Building F							32,000
LL						30	
Level 1				10,000	10		
Level 2				11,000	10		
Level 2				11,000	10		
Building G1							69,500
LL				16,600		45	
Level 1				15,100	11		
Level 2				12,600	11		
Level 3				12,600	11		
Level 4				12,600	11		
Building G2							56,572
LL				15,372		32	
Level 1				10,300	8		
Level 2				10,300	8		
Level 3				10,300	8		
Level 4				10,300	8		
Building G3							61,514
LL				16,314		52	
Level 1				11,300	13		
Level 2				11,300	13		
Level 3				11,300	13		
Level 4				11,300	13		
Subtotals	0	0	0	219,586	158	159	219,586
Project Totals	49,600	123,000	15,000	219,586	158	662	392,186

Residential Parking Subtotal	
Surface Parking	0
Structured Parking	159
Total Parking	159
Parking Ratio (per unit)	1.01

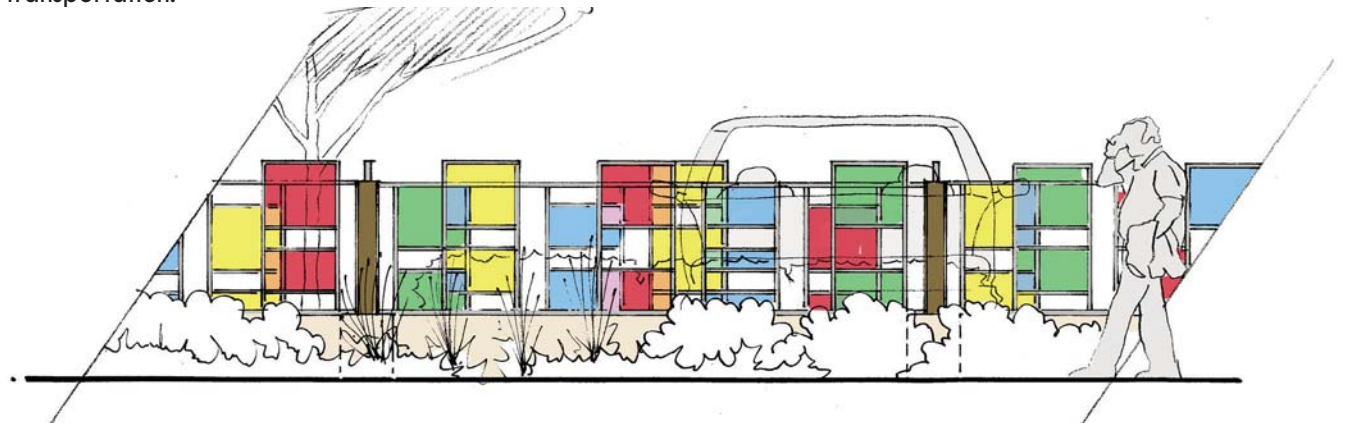
Draft building and parking calculations

2d Demonstrate compatibility and vitality

COMPATIBILITY WITH SURROUNDING AREA

The office/retail component of the project is fronting East Washington Avenue with 2 and 3-story buildings built up to the street with surface and structured parking behind. The residential components are located adjacent to the existing neighborhoods and provide a buffer and transition from the mixed use. The buildings range in elevation from 2 to 4-stories and provide an urban density that will support alternative modes of transportation.

The proposed uses include complementary neighborhood retail/office such as grocery, medical clinic, day care, civic (library) and pharmacy. The development also provides open space opportunities including a neighborhood park, community garden area and a common green gathering area.



conceptual sketch - art wall

2e Unique design elements & features

- The entire 11.4-acres will be acquired, designed and developed as a single development with phased construction.
- As part of the development, Developer will donate to the City for use as a library or other public use, the land on which Building E is shown on the site plan. Following the donation, Developer will remain engaged and committed to the optimum development of this parcel for these purposes. Special consideration will need to be given regarding the effect of the development of Building E on the parking in the development.
- Developer will provide an open space area adjacent to Building E as shown on the site plan including an area that will be available for a community garden.
- The developer will commission the design and creation of a monument or art work commemorating the Ho-Chunk Nation, to be located in the open space area and contribute up to \$100,000.
- The French Battery building will be reconstructed on the site with the building materials that have been salvaged on site as live/work artist studios.
- An “art wall” will be built on Milwaukee Street to help screen the medical parking lot.
- All buildings on the project will be constructed as green buildings with the neighborhood grocery and medical clinic certified as LEED Silver.
- Overall architectural theme will be “industrial” in keeping with the recent history of the site, but allowing a variety of architectural design possibilities.
- The development will provide retail/office uses that benefit the neighborhood (health care, grocery and potential day care space).
- Improve interconnection with the neighborhood with pedestrian/bike path enhancements.
- Retain much of the character as the original proposed development.
- A neighborhood park and community garden area are provided in the common green space adjacent to the existing neighborhood.
- The on-site stormwater system will be managed with infiltration, rain gardens and other sustainable practices.

2 DESIGN CONCEPT/LAND USE(S)

2f Conceptual site plan

The plan for the East Washington Avenue parcel (2504 Winnebago) will be developed as a part of the overall site master plan with the other parcels insuring that it will be integrated visually and functionally into the

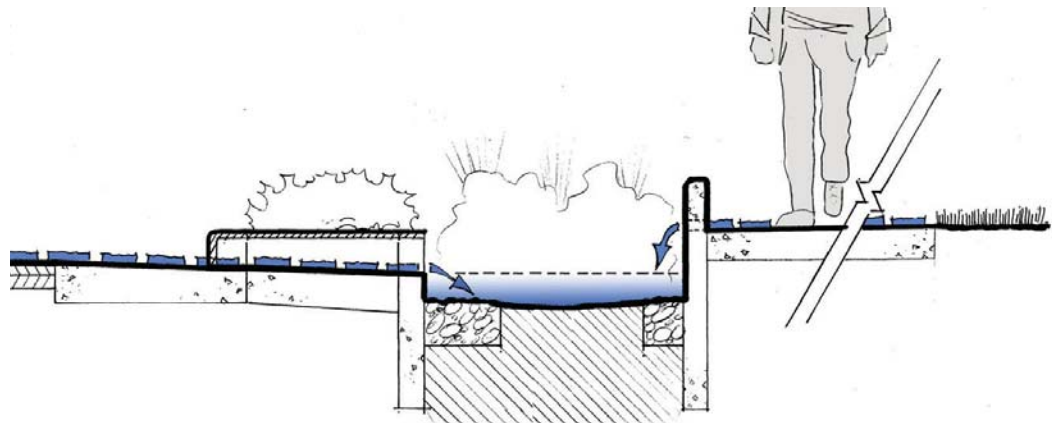
neighborhood. The site plan and elevations that are provided in Section 2 show how the three parcels will be integrated.



stormwater management - flow through planter curb

2g Master developer for 3 parcels

Since all three parcels are being planned and developed jointly they will be planned, designed and approved as one development.



stormwater management - flow through planter illustration

3 ECONOMIC & COMMUNITY BENEFITS

3a Purchase price

The purchase price and contingencies are included in the attached envelope.

3b Financial strategy & project feasibility

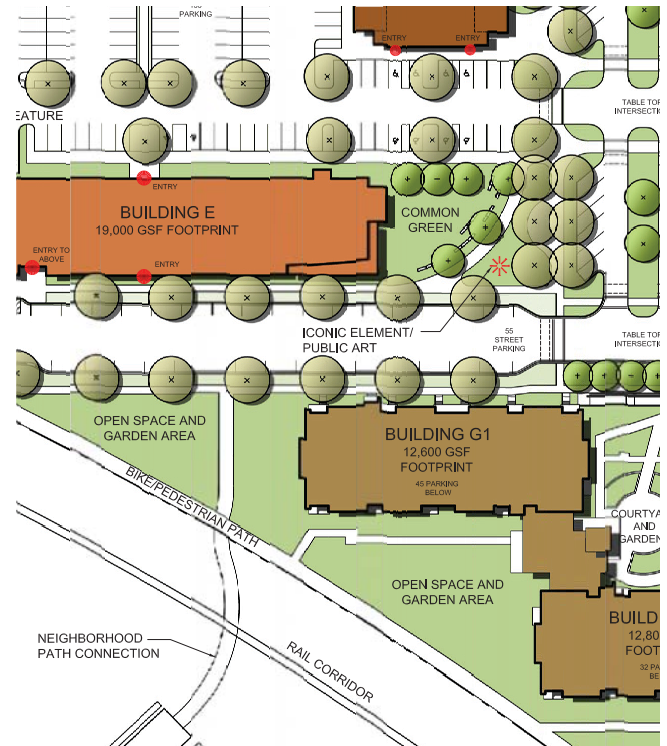
The attached chart summarizes the financing for the project. Developer plans to finance the project using a combination of private equity, conventional financing and TIF funds from the City, as described in the “Sources and Uses” chart below. No funding or assistance (other than TIF) is being requested from the City.

Livesey Company and Stone House Development each have significant experience with the financing mechanisms described above, including tax increment financing. Stone House has financed 20 affordable housing projects. Based on previous development experience, and its current assessment of the commercial and residential real estate markets, Developer is confident that the project as a whole and each of its individual components are feasible and will be successfully developed.

Sources and Uses:				
		Commercial	Residential	Total
Sources:	Private Equity	\$7,800,000	\$9,000,000	\$16,800,000
	Conventional Financing	\$37,500,000	\$13,000,000	\$50,500,000
	MG&E Shared Savings Program	\$700,000		\$700,000
	TIF Funds	\$4,000,000	\$1,000,000	\$5,000,000
Totals		\$50,000,000	\$23,000,000	\$73,000,000
Uses: Costs of land acquisition and development		\$50,000,000	\$23,000,000	\$73,000,000

3c Total economic impact and tangible benefits

- The entire parcel is being developed as one planned parcel.
- Approximately \$70 million is being invested in a blighted area.
- The development will provide a range of job opportunities.
- High quality, affordable housing will be provided as part of the development.
- The development provides neighborhood services (grocery, clinic, pharmacy).
- The development will increase the desirability of living in the neighborhood
- The development will allow local residents to walk to neighborhood services rather than drive.



3d Other community benefits

- Density and variety of uses that are in keeping with the previously approved development plan.
- It will provide neighborhood retail and health care uses that will complement the existing neighborhood
- It provides a variety of new housing opportunities in the neighborhood
- Donated land for civic use.
- Providing open space area
- It provides a strong urban design element that anchors the neighborhood and the East Washington Avenue corridor.
- It provides pedestrian/bike linkages to the adjacent neighborhoods.
- The latest sustainable and renewable technologies will be incorporated
- It will provide neighborhood park space and community gardens.



vegetative screening/green wall - screening parking structure

4 OWNERSHIP STRUCTURE

4a Desired approach for securing ownership

The property will be purchased within 15 months of the city's acceptance of this proposal. The purchase includes all three parcels and the entire property will be purchased in one transaction by a single buyer.

5 PROCESS/TIMELINE

5a Project timetable for major phases

The commercial/mixed use portion of the development will be completed in two phases. The first phase will begin construction within 15 months of acceptance of this proposal, with construction to be completed within 2 years of commencement of construction and includes Building A, B1 and the grocery/office component of Building C. The second phase consists of the rest of the commercial/mixed use buildings and will be completed within 5 years of acceptance of this proposal.

The residential component will be developed in two phases and both will be completed within three years.

5b Marketing approach/plan

The major users (clinic and grocery) have already been identified and expressed interest in the project. During the option period the developer will negotiate and execute formal leases with major users. Based on other development experience in the area, it is anticipated that the remainder of the mixed use will be committed within less than five years with minimal marketing effort. The residential component will consist of multifamily housing

based on Section 42 affordable housing tax credits and historic tax credit. Experience has demonstrated that the demand for these housing units easily outstrips the supply and Stone House has extensive experience in marketing and managing these developments.



5c Neighborhood participation process/plan

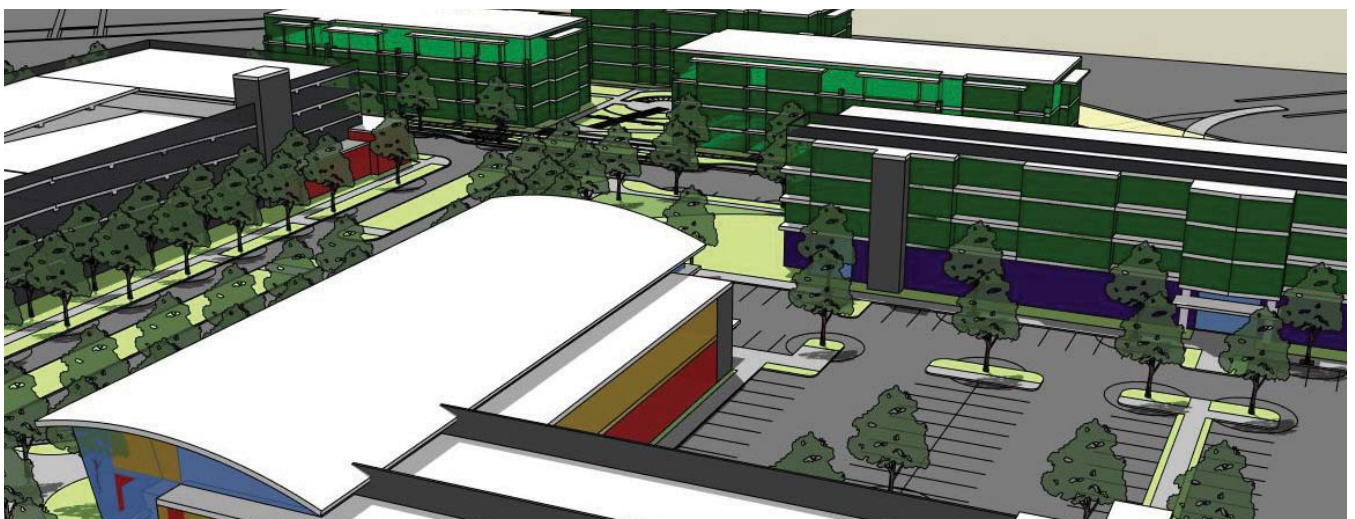
The development team will work with city staff, alders, and neighborhood groups to develop a process for incorporating neighborhood comments and feedback. Since the development team worked with all parties in the development of the original plan, we are familiar with the city review process and the importance of

neighborhood input in the design process. The intent is to have many of the design details such as the architectural design, streetscaping, and neighborhood landscaped buffer areas finalized through a neighborhood planning process.

5d Phasing/development timeframe

The commercial/mixed use portion of the development will be completed in two phases. The first phase will begin construction within 15 months of acceptance of this proposal, with construction to be completed within 2 years of commencement of construction and includes Building A, B1 and the grocery/office component of Building C. The second phase consists of the rest of the commercial/mixed use buildings and will be completed within 5 years of acceptance of this proposal.

The residential component will be developed in two phases and both will be completed within three years.





CONTACT

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