

Response to Request for Proposals to the City of Madison

UNION CORNERS

NEIGHBORHOOD • MADISON



C.D. Smith Construction Inc. • Eppstein Uhen Architects
The Commonwealth Companies • Michael Best & Friedrich

2012 July 27



July 27, 2012

Economic Development Division
City of Madison
215 Martin Luther King Jr. Boulevard, Room 312
P.O. Box 2983
Madison, WI 53701-2983

VIA HAND DELIVERY

RE: Union Corners
Proposal for Purchase and Redevelopment

TO WHOM IT MAY CONCERN:

We are pleased and excited to submit the attached Proposal for Redevelopment of the Union Corners property offered by the City of Madison. C.D. Smith and Eppstein Uhen Architects have planned and designed a compelling solution to achieve the objectives of the City and neighborhood. We have carefully planned the development to include retail, office, and multi-family components designed thoughtfully to engage outdoor community spaces to serve the broader neighborhood and attract long-term tenants.

We think you will agree that our proposal is exceptional and we look forward to meeting with the City's representatives to present our concepts and strategies in further detail.

Contact us at your convenience should you have any questions relative to this proposal.

Best regards,

C.D. SMITH CONSTRUCTION, INC

A handwritten signature in black ink, appearing to read 'Michael L. Krolczyk'.

Michael L. Krolczyk
Vice President
(920) 920.924.2900

EPPSTEIN UHEN ARCHITECTS

A handwritten signature in black ink, appearing to read 'Stephen D. Holzhauer'.

Stephen D. Holzhauer, AIA, LEED BD+C
Managing Principal
(608) 442-6688 or (608) 333-2164



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"It is vain to talk of the interest of the community, without understanding what is the interest of the individual" - Jeremy Bentham (Philosopher 1748-1832)



DEVELOPMENT TEAM

Team

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Team Members

page 28

Experience

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C.D. Smith Construction Inc.
889 East Johnson Street
Fond du Lac, WI 54935
920.924.2900
www.C.D.smith.com

Eppstein Uhen Architects
222 West Washington Ave, Suite 650
Madison, WI 53703
414.271.5350
www.eua.com

The Commonwealth Companies
54 East First Street
Fond du Lac, WI 54935
920.922.8170
www.commonwealthco.net

Michael Best & Friedrich
One South Pinckney Street
Madison, Wisconsin 53701-1806
608.283.2246
www.michaelbest.com



C . D . S M I T H

continued generations of success

In 1936, Charles D. Smith established C.D. Smith Construction. The strength of C.D. Smith's early years was in labor intensive projects, such as water treatment facilities. Charles' son, Donald, joined in 1941. The father and son team grew the business by focusing on a single concept, to "exceed the owner's expectations." As the company thrived, the workforce swelled and the need for enthusiastic superintendents and project managers grew. In 1955, Thomas D. Baker joined the firm as an estimator/project manager, after previously working summer months as a laborer. Tom's enthusiasm and building skills allowed him to rapidly move forward and by the early 60's, Tom was supervising C.D. Smith's largest projects. In 1964 Charles passed away and his son Donald became President and Tom was named VP. In 1975 Tom was made Executive VP, and President in 1978 upon Donald's retirement. Today Tom holds the position of Chairman.

In 1974, Donald's son Gary joined the management team after receiving his Bachelor of Science in Civil Engineering from Marquette University. In 1978 Gary was promoted to VP, and in 1995, he was named President, which is the position he currently holds. C.D. Smith continues to be a **closely held family business**. Gary's brother, Patrick Smith, is Secretary, as well as the Safety Director. Gary's son Justin is the Executive Vice President and his nephew, Michael Krolczyk serves as a Vice President. Thomas D. Baker's two sons, Thomas J. Baker and Robert Baker, hold the positions of Vice President and Vice President of Finance. With the very latest in labor saving construction equipment and technology, and a strong workforce committed to delivering **outstanding service and construction value**, C.D. Smith is well positioned to "exceed your expectations".



location

C.D. Smith operations are managed in the company's corporate office which has been located and expanded on the same plot of land in Fond du Lac, Wisconsin since 1936. C.D. Smith has completed projects throughout Wisconsin and across the U.S.

annual volume

As one of the Midwest's strongest general contractors, C.D. Smith and its 500+ craftsmen are poised to professionally construct and deliver the most labor and equipment intensive projects with skill and ease. Today, C.D. Smith's annual revenue exceeds \$235 million. The company believes in **delivering quality** in every aspect of its operation. In recent years, C.D. Smith has completed major projects in almost 20 states. To date having completed approximately **20 LEED/Sustainable projects**, many utilizing BIM software to aid in the construction process. Our bonding capacity is in excess of \$300 million.

services

- Turnkey Development
- LEED Certified Building
- Pre-Construction Management
- Construction Management
- Design-Build
- General Contracting
- Building Commissions & System Training



development

C.D. Smith and its executive team are one of the largest development groups in the Midwest. Projects include office, health care, educational, housing, commercial and retail. We have offered **flexibility** in many of the developments. This relates to ownership, lease agreements and other tenant investments. C.D. Smith executives own numerous buildings throughout the United States. We will typically set up separate LLC's which are then funded using various financing options. Our team **thoroughly reviews and considers** all potential tax credits, government subsidiaries and other local incentives.

development experience

Florida	Illinois
Indiana	Maine
Massachusetts	Michigan
Montana	North Carolina
Washington	Wisconsin

government experience

U.S. Customs Border Protection | Rangeley, ME
Department of Veterans Affairs C.B.O.C.
Billings, MT
Evansville, IN
Green Bay, WI
Peoria, IL
Bangor, ME
Lewiston, ME
Wilmington, NC



scope of services

C.D. Smith utilizes a straightforward, “open book” approach to ensure that all team members are completely informed regarding schedules, budgets and cost control at all times. The C.D. Smith team members allocated to this project are those who have an extensive history of working together to deliver quality projects that represent the entire construction team’s joint vision. C.D. Smith excels at working with owners representatives, architects, sub-contractors and suppliers to create an environment that values team input and considers all potential alternatives guaranteeing a maximized, successful effort.

Our project management team will participate throughout the entire Pre-Construction and Construction process. This participation will include comprehensive design assistance, project cost modeling, schedule development and oversight, budget control, quality control and project closeout.

Pre-Construction Services

- Budgeting/Estimating/Cost Modeling
- Cash Flow Development
- Schedule Development and Oversight Surveying
- Regulatory Approval
- Environmental Analysis
- Planned Phasing
- Value Engineering
- Equipment Selection
- Contract Administration
- Project Reports
- Quality Control Plan
- Site Logistics and Safety Planning
- Utility Coordination
- Building Information Modeling
- LEED Program/Evaluation

Construction Services

- Scheduling/Coordinating Work
- Project Management
- Local DBE/MBE/WBE Participation
- Subcontract Administration/Payment Reports
- Quality Control Monitoring
- Guaranteed Pricing
- Building Information Modeling
- Community Involvement
- LEAN Construction Techniques
- Owner Direct Purchase Management
- Project Cost Control
- Cash Flow Analysis
- Testing/Inspection Coordination
- System Commissioning
- FTP Project Web Pages



eppstein uhen : architects

EPPSTEIN UHEN ARCHITECTS

beyond : design

Eppstein Uhen Architects is best known for packaging inspired design and meticulous attention to detail with exceptional service. Our employees are **challenged to go beyond design** by demonstrating unparalleled commitment to the markets we serve, the community, and our clients. We offer a complete range of architecture, interior design, and planning services throughout the country and specialize in several distinct markets: mixed-use, retail, residential, senior living, public, corporate, industrial, education, hospitality, and healthcare.

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"I think they are good at thinking out of the box and finding solutions to fit needs based on a budget."

Sean Murphy, Facility Director, Plain Green Technology, Training and Enterprise Center



eppstein uhen : architects

experience

EUA knows architecture. We are planners. Our design expertise ranges from master plans (a lot of them, and big ones too) to small projects that involve moving a door. We do new buildings that can get big, we rehab old buildings to make them new again, and we create tenant spaces for those who don't want a building of their own.

We design buildings with cutting edge materials, using cutting edge tools, but they are real. We use tried and true methodologies and systems. We help you see what you're going to get, before you get it. We design buildings and campuses that meet needs, come in on time, and in budget.

We know surprise can be bad, so **we keep you informed**. We know this is about your facilities so **we collaborate with you** instead of at you. We know we work with great clients. We believe we do great work.

organization

Our firm is organized into a studio—team—format. A studio is a group of professionals that serve related markets. Each studio consists of architects, interior designers, and administrative staff who serve each project from beginning to end—and beyond. This organization allows us to bring **higher value** to our clients by applying true market expertise in a responsive team structure. We have focused in-house expertise in the following markets: public and corporate; health and wellness; and education; industrial and living environments.

Throughout our history, Eppstein Uhen Architects has been known for a high level of service to our clients. **Today our focus remains on client service and design excellence**, coupled with true market expertise in several distinct markets. Each of our market-specific studios has a wide range of expertise and a deep knowledge base of the specific design concerns relative to their markets. This organizational structure allows us to provide you with a team that is specifically experienced and able to provide the attention of a smaller work group, yet has the resources of a larger firm.



"Things like creativity and innovation come to mind when I think of Eppstein Uhen Architects."

Kevin Brunner, City Manager, City of Whitewater



eppstein uhen : architects

resources

Our mission is to provide you with design and service that go far beyond the norm—with our unique complement of design skills, knowledge depth, and client-centered attitude. We invest heavily in our staff’s professional and personal growth. We treat our clients and partners with respect and honesty, and forge relationships that guarantee the success of your project long after it has become a reality. **At EUA, great design is simply the foundation.** Building on that idea, we challenge ourselves to go beyond what is expected in service, community and education.

INTERIOR DESIGN

EUA customizes interiors with the leadership of our interior design team. Close attention to detail is imperative for space planning, finishes, fixtures, furnishings, equipment specifications, millwork design, signage, and lighting.

TECHNOLOGY

EUA invests heavily and intelligently to create an IT environment that can support the firm’s significant technology-related demands on every front: architectural design applications, visualization technology and communications.

We are an industry leader in the application of Building Information Modeling (BIM), the latest and most sophisticated way of delivering design projects. BIM technology greatly benefits design. It looks for conflicts in design and shop drawings early in the construction process, avoiding on-site changes or costly delays. This visualization tool also assists with communication—both internally as well as externally—as people are able to truly “see” the schedule and construction process



THE COMMONWEALTH GROUP

opening doors since 2001

Commonwealth is a real estate development and construction company headquartered in Fond du Lac, Wisconsin focused on the development, construction and preservation of affordable housing utilizing the Section 42 affordable housing tax credit and historic tax credit program. Louis Lange III founded Commonwealth in 2001.

Over the past 3 years, Commonwealth has been awarded more allocations of affordable housing tax credits from the Wisconsin Housing and Economic Development Authority than any other developer

Commonwealth was named “2008 **Developer of the Year**” by Wisconsin Builder Magazine.

Commonwealth has received five Brownfield Grants from the Wisconsin Economic Development Corporation and has **successfully transformed** environmentally blighted sites into apartment communities.



results

Commonwealth has delivered all projects on time, on budget and has successfully completed lease up in a timely manner.

expertise

Extensive experience in the development and construction of multifamily housing utilizing the low-income housing tax credit.

development experience

Includes new construction, historic rehabilitation, adaptive reuse and preservation of existing housing.

flexibility

Ability to **create affordable housing opportunities** in a variety of geographically, economically and socially diverse neighborhoods.

our customers

Track record of effective partnerships with investors, lenders, state housing agencies and for-profit and non-profit development partners to create housing that **meets the needs of residents, neighborhoods and communities.**



MICHAEL BEST
& FRIEDRICH LLP

MICHAEL BEST & FRIEDRICH

real estate and development

Successful real estate projects and transactions demand flawless execution of numerous business, financial and legal elements. Michael Best, with deep experience in all areas of environmental, construction, development and real estate law, helps clients reach their goals – on time and on budget. The foundation of our real estate practice is the wide variety of skills and experiences of our attorneys. Our team is deeply involved in all aspects of the real estate industry in Wisconsin and Illinois, and on a national level. We pride ourselves on staying at the forefront of national development trends ranging from “town center” developments to New Market Tax Credit redevelopments. As a result, our attorneys regularly participate in state and national bar association committees and speaking engagements.

Our real estate attorneys represent companies in every segment of the real estate industry, including owners, developers, contractors, brokers, lenders and others who are buying, selling, exchanging, leasing, financing and developing real estate projects within and beyond the Midwest. Client projects include office buildings, apartment buildings, shopping centers, hotels, destination resorts, mixed-use developments and industrial projects.

Our practice covers all areas of real estate planning, development and transactions – from zoning applications to sophisticated financing of highly valuable properties. In our development work, we assist clients with such matters as obtaining land use and other applicable permits, obtaining construction and long-term financing, as well as preparing and negotiating a wide variety of agreements and other documents. We regularly interface with all levels of government on zoning, environmental and land use issues. We are highly experienced in structuring and negotiating all forms of real estate transactions including tenancy in common structures, tax free exchanges, real estate investment trusts, bond financing, tax increment financing, and other alternate entity or financing formats.

land use

Our land use attorneys have extensive experience working with both private sector clients and municipalities in all areas of land use regulation, zoning and condemnation matters. Our clients include private sector businesses and individuals – including property owners, home builders and developers – and municipalities, in Wisconsin and Illinois. The Land Use Group counsels and represents clients through the complex processes of land use approval – from concept to final approval. We prepare and present all necessary land use applications and draft and negotiate development agreements.

Our attorneys appear before local governing bodies and quasi-municipal bodies in approval, regulatory and enforcement matters. When necessary, we represent clients in litigation at the trial and appellate level. In our work for municipalities, our attorneys handle matters relating to annexations, intergovernmental agreements, cooperative boundary agreements, as well as challenges to local government zoning regulations. Our land use experience and activities include:

- Annexation
- Development Agreements
- Eminent Domain
- Land Use Litigation
- Licenses and Approval
- Platting and Mapping
- Property Taxation
- Redevelopment Plans
- Rezoning
- Site Plan Review and Approval
- Smart Growth Comprehensive Master Plans
- Special Assessments
- Special Service Areas
- Special Use Permits
- Tax Increment Financing
- Variances

residential development

The residential development industry relies on complex land acquisition, zoning and financing agreements, and involves unique challenges in every geographic jurisdiction. Michael Best's broad experience facilitates successful development in communities across the Midwest. Our Residential Development Practice is deeply involved in local and regional aspects of the housing industry. Our attorneys are members of local builders associations, developer groups and municipal and governmental advisory groups and roundtables. We stay abreast of current activity in the development world and in the communities where such development is happening. We represent organizations in every segment of the residential real estate industry, including developers, condominium associations and landowners.

Our attorneys counsel clients on all aspects of residential development and redevelopment. We work with local, regional and national developers, providing advice with respect to acquisition of raw land, lease negotiations and obtaining construction and permanent financing, including tax assisted financing such as TIFs or subsidized housing. We also advise our residential development clients on zoning, condemnation and other land use and regulatory matters that may be encountered with public and private residential developments. In addition, we are skilled at negotiating with landowners and municipalities to spur development. We also have an extensive condominium practice that assists developers and condominium associations with relevant issues, including condominium conversions.





MICHAEL BEST
& FRIEDRICH LLP

retail development

Michael Best's Retail Development team takes special pride in the ability to carry a transaction to completion. Utilizing our extensive retail experience and national contacts, we provide clear counsel regarding the numerous and diverse legal issues faced by retail clients, including development, build out and leasing. Our attorneys are fully attuned to the special challenges of the retail industry. We are active members of the International Council of Shopping Centers, the Real Property Section of the American Bar Association and others. We assist clients in the legal and regulatory aspects of structuring, zoning development, financing, debt restructuring and disposition of retail projects. We also have extensive experience representing landlord and tenants in the negotiation of retail leases. Our retail development practice is a leader in regional development, tax-assisted retail development, assessment challenges, and retail leasing with national tenants. In addition, our retail development practice also provides entity and tax planning analysis, enabling developers to properly structure their holdings.

tax assisted development

The benefits of tax or other government assistance often make the difference between a good project and a great project. The Tax Assisted Development Practice Group helps clients identify, analyze and implement the full range of tax and similar development benefits. We represent developers across the Midwest, as well as municipalities where tax-assisted development is underway or being considered.

Michael Best attorneys are skilled at assuring client compliance with the strict requirements of tax assisted development programs, and at negotiating the agreements and obligations that surround these programs. We have participated on a variety of tax and government assisted developments including New Market Tax Credits, Section 8 Housing Subsidies, Section 1031 Exchanges, Community Revitalization Deduction, Tax Increment Financing, Historic Preservation Tax Credits, and many more.

We have also handled complicated exchanges and extensive tenancy in common transactions, and have assisted our in complying with various HUD requirements. Additionally, we have successfully challenged and litigated both federal income tax and local property tax matters in an effort to minimize the tax burden on our clients.



Michael Krolczyk : vice president

Mike brings over 20 years of construction experience, 18 with C.D. Smith to his role as Vice President. His responsibilities include the oversight of construction management and design-build projects from the pre-construction planning stages through owner occupancy. Mike also oversees and manages C.D. Smith's development projects.

EDUCATION

Bachelor of Science, Business
Administration
University of Wisconsin - Stevens Point
Dale Carnegie Course: Skills for Success

REGISTRATION & AFFILIATIONS

Associate General Contractors of
Wisconsin
Downtown Mainstreet La Crosse
CEBO Ride - Member

REPRESENTATIVE EXPERIENCE

- Charter Communications District Office | Fond du Lac, WI
- Charter Communications Regional Call Center | Rochester, MN
- Fond du Lac Public Library | Fond du Lac, WI
- Fox Valley Savings Bank | Fond du Lac, WI
- Gundersen Lutheran | La Crosse, WI
- Marriott Hotel | Milwaukee, WI
- Memorial Medical Center | Ludington, MI
- Riverside Center I, II & III | La Crosse, WI
- SurgiCenter of Norfolk | Norfolk, NE
- US Customs & Border Patrol | Ranglely, ME
- VA C.B.O.C. | Bangor, ME
- VA C.B.O.C. | Billings, MT
- VA C.B.O.C. | Evansville, IN
- VA C.B.O.C. | Peoria, IL
- VA C.B.O.C. | Wilmiington, NCI



Greg Sabel : **director of construction management**

Greg has extensive experience in the construction industry as a project manager and team leader. As Director of Construction Management, Greg's responsibilities include the administration of contracts, direction and collaboration with Planners, Architects, Engineers and Contractors. Greg is responsible for budget and reports preparation, subcontractor bidding and control, construction schedule and overall project procedures, quality and safety.

EDUCATION

Bachelor of Science Degree,
Construction Management
University of Wisconsin - Stout
Dale Carnegie Course: Skills for
Success

REGISTRATIONS/AFFILIATIONS

Associate General Contractors of
Wisconsin
Fond du Lac County Economic
Development Corporation
Wisconsin Healthcare
Engineering Association
Board Member | Fond du Lac
Children's Museum
Board Member | Fond du Lac
YMCA

REPRESENTATIVE EXPERIENCE

- Dodge County Justice Center | Juneau, WI
- Hawthorn Medical Associates | New Bedford, MA
- Kewaskum School District | Kewaskum, WI
- Kohler K-12 School | Kohler, WI
- Kondex Manufacturing | Lomira, WI
- Mosinee Elementary School | Mosinee, WI
- New Holstein Middle School | New Holstein, WI
- Third District Communications Operation Center | Milwaukee, WI
- Valders School District | Valders, WI
- UW - Platteville Residence Hall | Platteville, WI
- Whitefish Bay School District | Whitefish Bay, WI
- YMCA & Boys and Girls Club | Fond du Lac, WI



Cory Henschel : **project manager**

As Project Manager, Cory will be responsible for the formulation of project budgets, coordination of field operations, preparation of cost breakdowns for modifications, and coordination of scheduling, purchasing, and expediting for the overall project. He will schedule and control all operations to ensure uncompromised compliance with project specifications. Cory has over seven years construction experience and started with C.D. Smith in 2007.

EDUCATION

Bachelor of Science, Construction
University of Wisconsin - Stout
Dale Carnegie Course: Skills for Success

REGISTRATION & AFFILIATIONS

Associated Contractor
OSHA 30

REPRESENTATIVE EXPERIENCE

- Courtyard by Marriott La Crosse | La Crosse, WI
- Fond du Lac YMCA & Boys and Girls Club | Fond du Lac, WI
- Kiel Fire Department | Kiel, WI
- Lawrence University | Appleton, WI
- Marriott Residence Inn | Helena, MT
- UW-Platteville Residence Hall | Platteville, WI
- Whitefish Bay School District | Whitefish Bay, WI



Steve Holzhauser, AIA, LEED AP BD + C :

client executive : principal

Steve is passionate about sustainability and enjoys helping clients explore high-performing, energy efficient and engaging facilities. As a managing principal in the firm, Steve has demonstrated leadership skills that will be a valuable asset to your project team. He will participate in strategic meetings that determine budgets, design, and contractor selection as well as follow through with you to make certain that expectations are being met. Steve will be responsible for the overall success of your project, including your satisfaction in our service.

EDUCATION

Master of Architecture, UW-Milwaukee, 1985

Bachelor of Science, Architectural Studies, University of Wisconsin-Milwaukee, 1983

REGISTRATION

Architect: Wisconsin, 1987

CERTIFICATIONS/ ACCREDITATIONS

LEED Accredited Professional
U.S. Green Building Council
2007

PROFESSIONAL AFFILIATIONS

American Institute of Architects,
Member, 1987 to present

Commercial Association of
Realtors of Wisconsin

REPRESENTATIVE EXPERIENCE

- 2550 University Ave Apartments, Madison, Wisconsin
- Whitewater Innovation Center, Whitewater, WI (LEED Gold)
- Green Technology Training & Enterprise Center, Plain, WI (LEED Gold)
- Woodland Prime Master Plan, Menomonee Falls, WI
- Wisconsin Energy Conservation Corporation HQ, Madison, Wisconsin (LEED Gold)
- Edgerton City Hall, Edgerton, WI (Geothermal + PV integrated)
- PIKE Technologies World Headquarters, Fitchburg, WI
- University of Wisconsin - Madison, School of Medicine and Public Health Faculty Office Building Feasibility Study
- University of Wisconsin - Madison, School of Medicine and Public Health Faculty Office Building Feasibility Study
- Northwestern Mutual Franklin Campus Franklin, WI
- Manpower Corporate Facility Planning, Glendale, WI
- Manpower East Phase II, Milwaukee, WI
- Hanson Dodge Historic Rehabilitation, Milwaukee, WI
- Acuity Insurance, Sheboygan, WI
- Metavante Brown Deer, Milwaukee, WI
- GE Healthcare Data Center, Waukesha, WI
- Innovation Point Office, Milwaukee County Research Park, Wauwatosa, WI



Paul Raisleger, RA : *senior design architect*

Paul will bring talent, enthusiasm and experience to work closely with you to analyze and establish your design needs and criteria. He will then translate those needs into a physical environment that not only meets functional and aesthetic requirements, but closely follows the budget and schedule.

EDUCATION

Master of Architecture,
University of Wisconsin-Milwaukee,
1996

Graduate Fellowship in Health Facility
Planning and Design by the AIA and the
American Hospital Association, 1995

Bachelor of Science
University of Wisconsin-Green Bay, 1989

REGISTRATION

Architect: Wisconsin, 2002

PROFESSIONAL AFFILIATIONS

American Institute of Architects,
Member, 1995

Downtown Madison Inc., Member,
2002-present

REPRESENTATIVE EXPERIENCE

- Whitewater Innovation Center, Whitewater, WI (LEED Gold)
- Green Technology Training and Education Center, Plain, WI (LEED Gold)
- Hilldale Mall Development, Madison, WI (LEED Registered)
- UW La Crosse, Eagle Hall, La Crosse, WI (LEED Registered)
- Net Zero Office Building, Madison, WI
- Edgerton City Hall, Edgerton, WI
- Middleton City Hall, Facilities Study, Middleton, WI
- Deerfield Community Center, Deerfield, WI
- Livesey Mckee Road, Mixed Use Development Master Plan, Madison, WI
- Park Street & Fist Hatchery Road, Mixed Use Development Master Plan, Madison, WI
- Culvers Headquarters Study, Prairie du Sac, WI
- Beloit Ironworks Masterplan & Mall Renovation, Beloit, WI



Molly Dunlap, ARCHITECT, LEED GREEN ASSOC. :

project architect

EDUCATION

Bachelor of Architecture
University of Notre Dame, 2002

Rome Studies Program
University of Notre Dame, 1999-
2000

REGISTRATION

Architect: Wisconsin, 2010

CERTIFICATIONS/ ACCREDITATIONS

LEED Green Associate
U.S. Green Building Council,
2010
National Council of Architectural
Registration Boards
Certified, 2010

PROFESSIONAL AFFILIATIONS

American Institute of Classical
Architecture and Classical
America,
Member, 2004-present

REPRESENTATIVE EXPERIENCE

- UW Madison Lakeshore Residence Hall Phase II, LEED Silver Targeted, Madison, WI
- UW La Crosse Eagle Hall, LEED Gold Certified, La Crosse, WI
- Emerson Elementary School Elevator Addition, Madison, WI
- Park West I – space planning and tenant build-outs, Madison, WI
- Super Excavators Bobolink Master Plan, Menomonee Falls, WI

PREVIOUS EXPERIENCE

- Central Coast Restaurant and Dance Club, Fort Atkinson, WI
- Park Bank Sun Prairie Branch, Madison, WI
- Park Bank Capitol Square Branch, Madison, WI
- Park Bank Old Sauk Road Branch, Madison, WI
- Apex Properties, Roundhouse Office Building Renovation, Madison, WI
- Badgerland Supply Warehouse, Madison, WI
- Mueller Sports Medicine Warehouse, Prairie du Sac, WI
- Private Residences (New, Additions and Remodels), WI and southern England
- Retail and office tenant spaces, Madison, WI
- Housing projects at Poundbury, Dorset, England
- North Court Apartment Building, Finchampstead, Berkshire,



Louie A Lange III : **president**

Louie A. Lange III is President and founder of The Commonwealth Companies, which was established in 2001 with the intent of developing and constructing high quality affordable housing. Under Louie's direction Commonwealth's current core business has grown to include construction, property management, full service landscaping and maintenance, excavation and earthwork services.

As President of The Commonwealth Companies, Louie has been responsible for the development and construction of 20 LIHTC projects to date with a value in excess of \$167 million. He specializes in the development, construction and property management of affordable housing with future home ownership opportunities. Louie has been a member of the WHEDA Low Income Housing Tax Credit Advisory Committee in both 2004 and 2010. As a result of his efforts, Commonwealth Development Corporation was named Wisconsin Builder's Association's "Developer of the Year" in 2008.

One of Louie's proudest accomplishments has been his military service in the United States Marine Corps. He enlisted in the Marine Corps in 1989 and was soon recognized for his leadership abilities being meritoriously promoted numerous times and ultimately receiving a Naval ROTC Scholarship for his hard work and dedication. Louie earned his bachelor's degree in Business Administration from Marquette University and finished his time in the military ultimately achieving the rank of Captain.

Upon resigning his commission with the USMC, Louie joined an affordable housing development firm in their construction department. His first assignment was expediting the construction of a 32-unit project and with little background; he was able to complete the project from site work through occupancy on schedule and within budget. During that time, he took an interest in the development process and soon after, he was quickly asked to assume the role of Chief Operating Officer of the firm. As COO, he was responsible for the creation of five multifamily developments for the company's portfolio. Those projects included both new construction and acquisition/rehabilitation projects for seniors and families. He managed the development of tax credit projects in three states, and negotiated and closed the sale of millions of dollars of federal tax credits to investors.



Marissa B. Downs : **senior vice president**

Marissa Downs is the Senior Vice President for The Commonwealth Companies, specifically focusing on the organization's development and property management companies. Commonwealth Development Corporation works with investors, lenders, state housing agencies and communities to provide affordable housing, and was named Wisconsin Builder Association's "Developer of the Year" in 2008. Commonwealth Management Corporation successfully manages housing communities throughout the state of Wisconsin.

As Senior Vice President, Marissa is responsible for new real estate development opportunities, and manages new developments from the entitlement process through lease up.

Marissa graduated from the University of Wisconsin-Madison with a Bachelor of Business Administration in Real Estate and Urban Land Economics. Her career started with Related Capital in New York. There Marissa closed \$225 million in annual LIHTC equity investments in Florida, New York, New Jersey, Georgia, Pennsylvania, North and South Carolina, Virginia, Massachusetts. Marissa's career continued with an affordable housing development company in Fond du Lac, Wisconsin as the Director of Development. She was responsible for creating new development opportunities, and oversaw the existing multifamily portfolio of 40 properties.



Brent J. Schumacher : *senior vice president*

Brent Schumacher is the Senior Vice President for the Commonwealth Companies, specifically focusing on the organization's construction company; Commonwealth Construction Corporation is a full service residential and commercial contractor, specializing in general contracting services, construction management, landscape and maintenance, and earthwork and excavation.

As Senior Vice President, Brent's primary role is to oversee all aspects and functions of business that Commonwealth Construction Corporation encompasses. His responsibilities include developing new opportunities, marketing and sales.

Brent graduated from Marquette University with a Bachelor's Degree in Business Administration. Brent's knowledge of construction truly comes from the field. He began his foundation as a residential carpenter for Joseph A. Schumacher, General Contractor. Brent learned every aspect of the trade, and became a foreman, working on and overseeing construction projects for the contractor. Brent then formed his own construction company, specializing in building and architectural design. Brent was responsible for maintaining project quality, construction schedules, and budgets.

Brent's key projects and accomplishments include:

- Lenz Sales and Service, Inc., a 35,000 square foot automobile dealership office and shop.
- St. Peter's Place, a 46-unit adaptive reuse of a two-story school building and church, with new construction of a four-story addition with underground parking.
- Evergreen Manor, a 50-unit adaptive reuse and new construction project for senior living.
- Fond du Lac Townhomes, a scattered site townhome project comprised of 48 two and three bedroom units.
- Mission Village of Menasha, a 66-unit independent senior living community comprised of two-bedroom single story cottages.
- William A. Passavant, a 51-unit adaptive reuse and new construction affordable rental community for older adults.



William F. White : partner

Bill White is a partner in the Madison office and member of the firm's Land and Resources Practice Group. His areas of concentration include real estate development, land use and general corporate issues. He is the past chair of the firm's Land and Resources Practice Group, has been the Madison office Managing Partner and has been a member of the firm's Management Committee. Mr. White has initiated and litigated land use and development issues on behalf of property owners, developers, municipalities and businesses. He is special counsel on land use issues to towns, villages, cities and counties and has participated extensively in the development of cooperative plans, boundary agreements, "smart growth" comprehensive master plans, municipal incorporations and tax incremental financing.

He serves as general counsel and principal legal advisor for a wide variety of business clients, including clients in the construction, retail/wholesale and health care fields and not-for-profit tax-exempt organizations. As principal advisor to these organizations, Mr. White acts as the point-of-entry for the legal services and acts as lead attorney in significant corporate activities.

PROFESSIONAL ACTIVITIES

Director and Board Secretary, Madison Region Economic Development

Enterprise (aka Thrive)

Associate Member, Wisconsin Real Estate Alumni Association

Associate Member, Smart Growth Greater Madison

HONORS & RECOGNITIONS

Mr. White was given the 2011 Dane County Bar Association Pro Bono Lifetime Achievement Award for his commitment to legal services for those in need. He is listed in The Best Lawyers in America (1995 - present) and was recognized by this same publication as Madison, Wisconsin's 2011 "Lawyer of the Year" in the area of Land Use and Zoning Law and as Madison, Wisconsin's 2012 "Lawyer of the Year" in the area of Land Use and Zoning Law/Litigation. He is also listed in Who's Who in America (1992-present), a "Wisconsin Super Lawyer" in the area of Land & Resources (2005-present) and as one of "Wisconsin's Best Lawyers." In 2006, Mr. White received the WINGRA Recognition Award from the Wisconsin National Guard.



Angela Black : partner

LAW PRACTICE

Angela Black is a partner in the Madison office and a member of the Land and Resources Practice Group. She represents individual, business and lender clients in all aspects of project development and financing, legal services and acts as lead attorney in significant corporate activities.

REPRESENTATIVE WORK

- Development projects including: negotiating and drafting purchase agreements, options to purchase, real estate documents, construction contracts, co-development agreements, municipal development agreements and financing-related agreements; obtaining land use and regulatory approvals related to zoning, land division, concept and site plan, tax incremental financing, wetland and waterway issues, and erosion control and storm water regulation
- Real estate transactions including: negotiating and drafting broker agreements, offers to purchase, condominium and timeshare documents, easements and restrictive covenants; review and resolution of title and survey issues; real estate broker and salesperson regulation and licensing; and review and evaluation of real estate issues related to telecommunications and similar operations
- Financing transactions including review and negotiation of financing documents in commercial, construction, municipal, public and tax credit financing transactions.
- Negotiating and drafting commercial leases and related documents
- Representation of contractors including: negotiating and drafting, general contracts, subcontracts, purchase orders and other construction-related documents
- Review and evaluation of real estate and environmental issues in mergers, acquisitions and asset transactions

HONORS & RECOGNITIONS

- Named one of In Business Magazine's 40 Under 40 for 2011
- Repeated recognition as a "Rising Star" in the area of real estate by Super Lawyers Magazine, a Law & Politics publication
- Recipient, Bonnie Reese Legislative Internship in 2000

PROFESSIONAL ACTIVITIES

- Member, State Bar of Wisconsin
- Member, American Bar Association
- Member, International Council of Shopping Centers
- Board of Directors, Apartment Association of South Central Wisconsin
- Associate Member, Smart Growth Greater Madison



Daniel A. O'Callaghan

LAW PRACTICE

Dan O'Callaghan is a member of the Land & Resources Practice Group, focusing his practice in the areas of transactional real estate, real estate development, land use, and zoning law. Mr. O'Callaghan has a broad range of experience, which includes assisting clients with the purchase and sale of real estate, drafting condominium documents, reviewing leases, negotiating development agreements, securing municipal approvals, and handling zoning appeals. He also advises municipal governments on various aspects of planning and zoning law and is a member of the American Institute of Certified Planners.

PRIOR WORK EXPERIENCE

Prior to earning his degree from the University of Wisconsin Law School, Mr. O'Callaghan worked for the Milwaukee Department of City Development and served as secretary of the Board of Zoning Appeals for more than four years.

PROFESSIONAL ACTIVITIES

- Member, American Institute of Certified Planners
- Member, American Planning Association
- Member, State Bar of Wisconsin, Real Property, Probate & Trust Law Section
- Member, American Bar Association, Real Property, Probate & Trust Law Section

HONORS AND COMMUNITY INVOLVEMENT

- 2011 Pro Bono Attorney of the Year award from the Dane County Bar Association for his involvement with the Dane County Foreclosure Prevention Taskforce
- Member, City of Madison Community Development Block Grant Commission
- Board of Commissioners, Dane County Housing Authority
- Board of Directors, Dane County Development Group



roundtree commons : C.D. Smith

roundtree commons : platteville, wisconsin

C.D. Smith is working with the University of Platteville Real Estate Foundation on the design, development, financing and construction of a new 155,000 square foot, 600-bed residence hall.

The facility will feature a spacious lobby, large outdoor courtyard and C-Store.

DEVELOPMENT STEPS:

- Design
- Development Team
- Land
- City Approvals/Requests
- Funding
- Owner Purchase
- Lease



\$16.4 Million | 155,000 Square Feet | To Be Completed August 2012





department of veterans' affairs c.b.o.c. : green bay, wisconsin
VA DESIGN-BUILD PROJECT

Ambulatory Surgery
Specialty Clinic
Women's Clinic
Mental Health
Cardiology
Diagnostic Imaging

\$57 Million | 201,000 Square Feet | To be completed Spring 2013





uw-madison microbial sciences : madison, wisconsin

The Microbial Sciences Building was designed to provide a stimulating work environment with world-class research and instructional facilities.

\$120 Million | 390,000 Square Feet | Completed 2007





uw-madison camp randall stadium : madison, wisconsin

The addition and renovation to Camp Randall Stadium has created a fresh look to the historical University of Wisconsin football program, which prides itself as practicing on tradition. The stadium was built in 1917 and was largely unchanged since 1966. The renovation and addition sustained the energetic atmosphere while adding roughly 5,000 seats to increase the capacity to approximately 80,000.

\$106 Million | 298,000 Square Feet | Completed 2005
c.d. smith . eppstein uhen architects



additional development projects : C.D. Smith

The following is a partial list of clients for whom we have provided development services for:

- Retail Center | Bellevue, WI
- Camelot Office Building | Fond du Lac, WI | 33,000 SF
- Charter Communications | Fond du Lac, WI | 42,000 SF
- City Center | Oshkosh, WI
- Department of Veterans Affairs C.B.O.C. | Bangor, ME | 32,000 SF
- Department of Veterans Affairs C.B.O.C. | Billings, MT | 25,000 SF
- Department of Veterans Affairs C.B.O.C. | Evansville, IN | 125,000 SF
- Department of Veterans Affairs C.B.O.C. | Green Bay, WI | 201,000 SF
- Department of Veterans Affairs C.B.O.C. | Lewiston, ME | 31,000 SF
- Department of Veterans Affairs C.B.O.C. | Peoria, IL | 35,000 SF
- Department of Veterans Affairs C.B.O.C. | Wilmington, NC | 104,000 SF
- Excalibur Building | Fond du Lac, WI | 18,000 SF
- Fox Valley Technical College | Chilton, WI | 32,000 SF
- Grant Thornton Office Building | Appleton, WI | 64,000 SF
- Haines City MOB | Haines City, FL | 45,000 SF
- Hawthorn Medical | North Dartmouth, MA | 187,000 SF
- Kennewick General Hospital Southridge Campus | Kennewick, WA | 168,000 SF
- K-mart | Elizabeth City, NC
- K-mart | Redwing, MN
- K-mart | Rocky Mountain, NC
- LaSalle Clinic | Oshkosh, WI | 36,000 SF
- Marriott Hotel | Milwaukee, WI | 163,000 SF
- Retail Center | Cranberry, PA | 24,000 SF
- Retail Stores | 7 Wisconsin Locations | 36,000 SF each
- Riverside Center I | La Crosse, WI | 99,600 SF
- Riverside Center II | La Crosse, WI | 117,000 SF
- Riverside Center III | La Crosse, WI 274,000 SF
- Riverside Parking Structure | La Crosse, WI | 187,000 SF
- U.S. Customs Border Protection | Rangeley, ME | 25,000 SF
- UW-Platteville REF Rountree Commons | Platteville, WI | 155,000 SF
- UW-Platteville REF Project II | Platteville, WI | 172,000 SF
- WalMart | Cranberry, PA
- Water Accelerator Center | Milwaukee, WI | 103,000 SF





bayshore town center : eppstein uhen architects

bayshore town center : glendale, wisconsin

EUA was the architect of record for Bayshore Town Center, a project that transformed an existing, big-box mall located in Glendale, Wisconsin into a thriving lifestyle center. The new hybrid village combines traditional indoor mall space with outdoor lifestyle shops and restaurants. In addition to retail and dining, the mixed-use development also includes a theater, health club, office space, residential condominiums and apartments, multiple parking decks, two freestanding pavillions and a central square.

The completed development consists of more than 1,200,000 square feet and was created in the tradition of great lifestyle centers such as Easton Town Center in Columbus, Ohio.

Retail & Restaurant square footage: 965,000

Cinema square footage: 33,250

Office square footage: 215,470

Parking: 4,442-car

Residential units: 229

Gross Leasable Area: 1,214,000





the shoppes of brookfield commons : eppstein uhen architects

the shoppes of brookfield commons : brookfield, wisconsin

EUA designed the retail space on the corner of Bluemound and Moorland Roads in Brookfield. The shoppes are designed after urban centers with parking in the back, patios and walkways throughout, and include two-story towers.

Acres: 3.86

Retail square footage: 42,700

Parking: 203-car



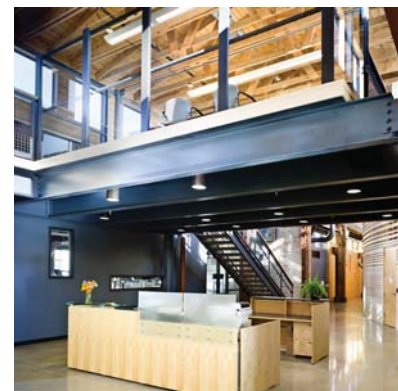
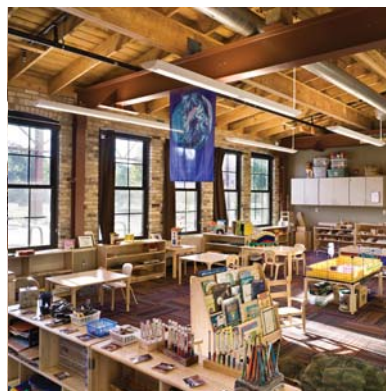


We have an absolutely stunning building that blends modern and historic and promises to be a place for participants from all ages and backgrounds. On busy days hundreds of people will be using the facility from preschoolers to older adults. The team did an amazing job, meeting weekly for well over a year... it was really incredible.

- Becky Steinhoff, Executive Director, Goodman Community Center

goodman community center : madison, wisconsin

EUA converted the Historic Kupfer Ironworks building into a versatile and all-inclusive new facility for the Goodman Community Center. The plans called for a spacious public lobby, multiple public meeting rooms, a cafe with outdoor seating, a commercial kitchen and a large food pantry. EUA worked closely with the community to meet their needs for spaces that accommodate preschool age to senior citizens. In addition to renovating the 35,000-square-foot building, the team designed a new 12,000-square-foot gymnasium and multi-purpose building. This project embraces sustainable design concepts by re-using some of the Ironwork's building elements including the steel gantry outside and cranes inside. Additional 'green' features include the use of a solar hot water heating system, retention of stormwater in an on-site rain garden, native plant selection, energy efficient lighting, new energy efficient windows, recycled furnishings, low emitting materials and innovative plumbing fixtures.





nolen shore : madison, wisconsin

"EUA is the perfect combination of creative and functional design mixed with technical savvy."

Lance McGrath, President, McGrath LLC





—monroe commons : madison, wisconsin



—2550 university ave. : madison, wisconsin



—gaslight lofts : milwaukee, wisconsin



—grandview commons : madison, wisconsin





the arbors : madison, wisconsin
senior living



alta mira : menomonee falls, wisconsin
senior living



meriter terraces : madison, wisconsin
senior living

woodlands marketplace :
menomonee falls, wisconsin





— wisconsin energy conservation corporation hq. : madison, wisconsin

The sighting of the building is just excellent. The window designs are great. They did a nice job on guiding us in choosing good materials and finishes for the inside. The canopy on the building was simple, affordable and it really looks nice. We are extremely happy with our design. It really works inside and out."

- Janet Brandt, Former Executive Director, WECC



— medical college of wisconsin : wauwatosa, wisconsin







DESIGN CONCEPT / LAND USES

Development Program and Concept

Site Plans



development program and concept

The Development Concept is initiated with neighborhood retail uses in Phase 1. Popular local demand for a full-service grocery, fine fast food, and other local services will help set the quality level of the development and the subsequent phases of the development. Phase 1 includes 58,000 square feet of retail, parking for 258 cars and 8-10 townhomes.

Phase 2 is a substantial mixed-use office complex. Based on preliminary discussions this building will be occupied largely by healthcare and wellness providers. The 93,000 square foot multi-story building is located at the prominent intersection of East Washington Avenue and Milwaukee Street. A low, one-level parking deck will serve the building by day, but serves the community by night and weekends. Phase 2 completes the outdoor market area conceived for farmer's market, art fairs, and similar gatherings. Additional townhomes are added in Phase 2 and provide a buffer to the parking structure while engaging Winnebago Street with homes.

An important complement emerges in Phases 3 and 4. Housing will be constructed to serve several diverse markets. Senior housing, affordable and market-rate options are feasible and attracted to the uses and functions of Phase 1 and 2. We will provide amenities like resident gardens, underground parking, balconies, community rooms and other features to attract a mix of tenants including seniors and families. Between 250 and 300 apartments are anticipated. Our Plan B adds approximately 100 additional apartment units - see page "site plan B" on page 78.

As commuter rail comes to the area, the development has included a pavilion to serve the neighborhood. The pavilion will include a platform and other facilities for a transit-oriented stop serving rail and bus commuters.

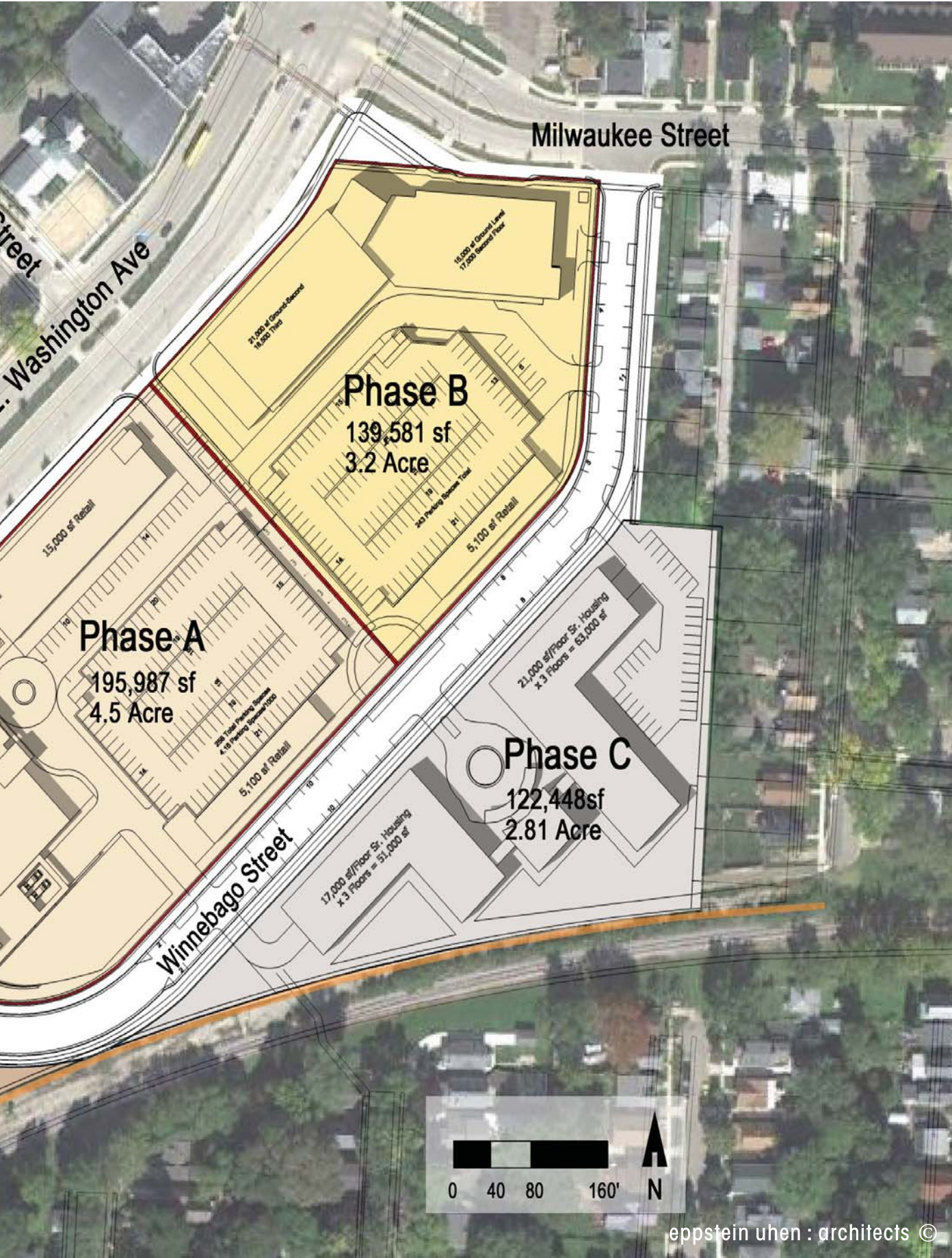
Land Uses.

We are pleased to present this thoughtful plan that includes a transit-oriented commuter platform and a pocket park. Our proposal for outdoor market space will engage the neighborhood with farmers, artists and craftsmen. Our plan is realistic in its scale and feasible in its uses.

The land use building form and scale are inspired by, and respect the local history. Public spaces and pedestrian circulation connect users to various uses. Interstitial public spaces will accommodate flexibility to support future uses.

phasing plan





epstein uhen : architects ©

site plan A



Site Area Summary

	SF	Acre
Phase A	195,987	4.50
Phase B	139,581	3.20
Phase C	122,448	2.81
Phase D	36,021	0.83
Phase E	16,298	0.37
Totals	510,335	11.72

Building Summary

	Use	Ground Level	Second Floor	Third Floor	Bldg Total	Parking Below
Building 1	Commercial	42,518	0	0	42,518	0
Building 2	Commercial/Retail	15,000	0	0	15,000	0
Building 4	Residential	5,109	5,109	0	10,218	0
Building 5	Commercial	36,250	38,250	18,500	93,000	0
Building 7	Residential	5,109	5,109	0	10,218	0
Building 8	Residential	21,000	21,000	21,000	63,000	60
Building 9	Residential	17,000	17,000	17,000	51,000	48
Building 10	Residential	18,000	18,000	18,000	54,000	51
Building 11	Civic/Transit	2,000				
Total		161,986	104,468	74,500	338,954	159

Parking Summary

	Ground Level	Second Floor	Total
Building 3	112	146	258
Building 6	102	139	241
Surface	85	0	85
Total			584

Parking Ratio

3.65

Note C

Note A: Parking to be determined below this residential component

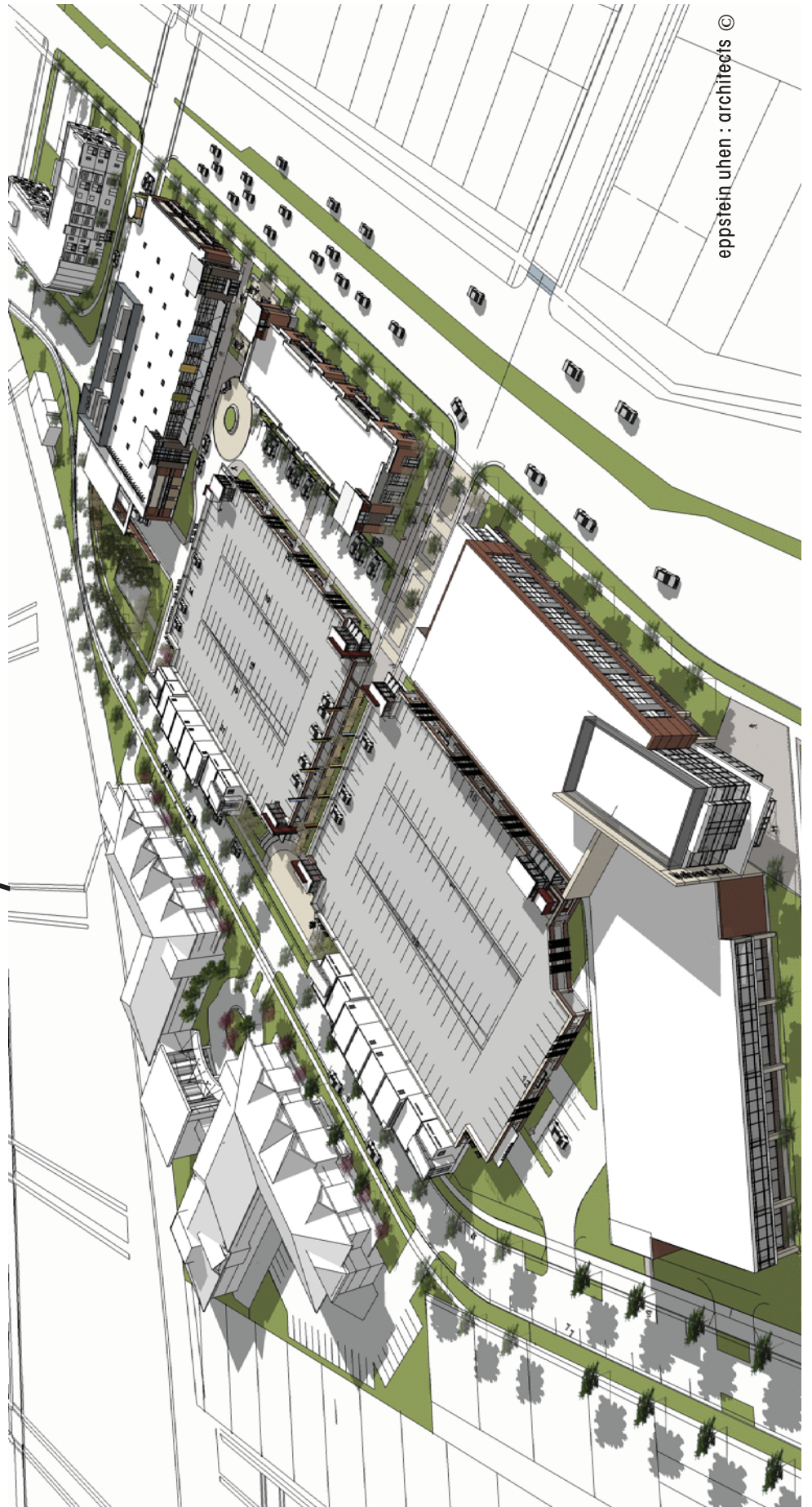
Note B: Parking for this housing component not included in the parking ratio number.

Note C: Ratio not broken down between phases and building types

image location

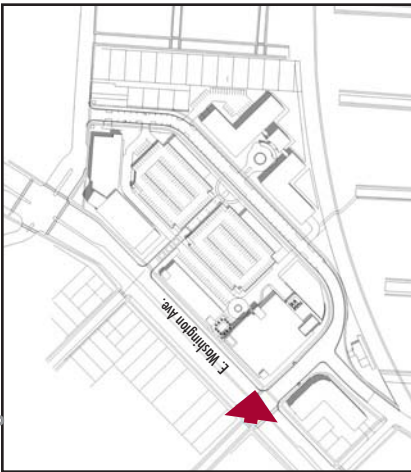


overall birdseye view from east



eppstein uhen : architects ©

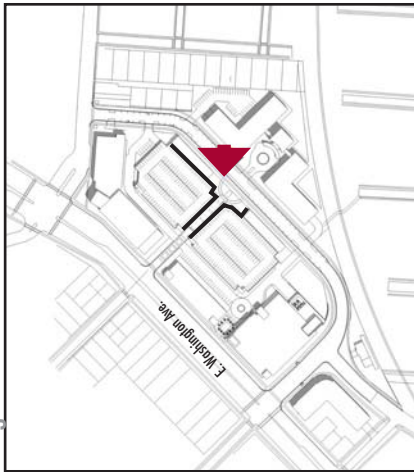
image location



overall birdseye view from north



image location



outdoor market/pocket park at Winnebago Street

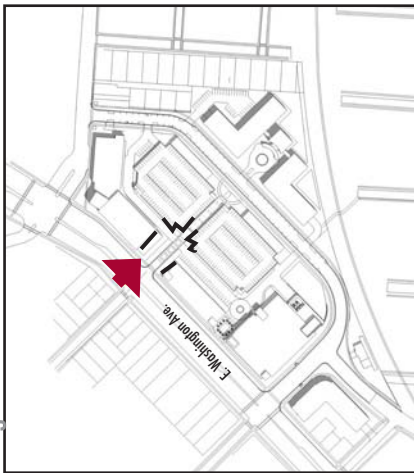


eppstein uhen : architects ©



eppstein uhen : architects ©

image location



entry drive off east washington avenue



eppstein uhen : architects ©



eppstein uhlen : architects ©

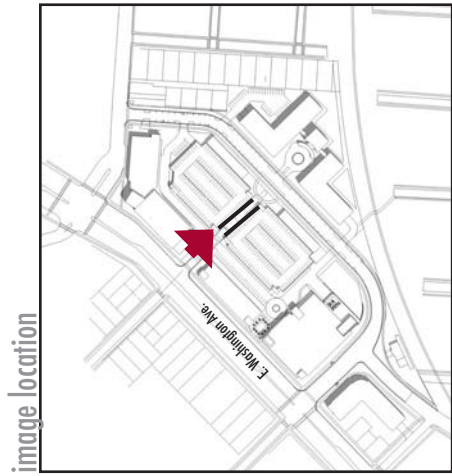


image location

market parkway



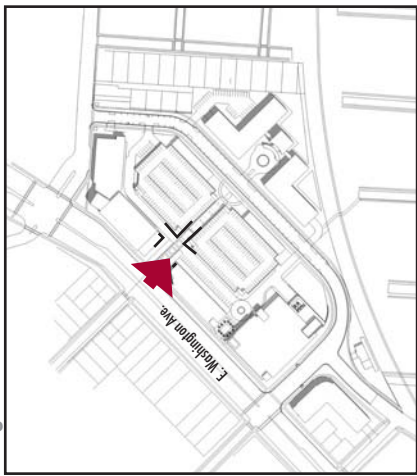
eppstein uhen : architects ©

market day



eppstein uhen : architects ©

image location



entry drive off east washington avenue



market day



image location



grocery building and outdoor plaza from east washington ave



eppstein uhen : architects ©

image location

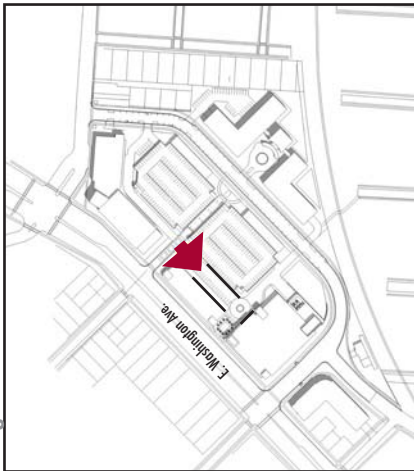


retail plaza birdseye view



eppstein uhen : architects ©

image location



interior shot looking west



image location



townhomes on winnebago street



site plan B

Plan B considers apartments above the B1 & B2 buildings



epstein uhen : architects ©

Site Area Summary

	SF	Acre
Phase A	195,987	4.50
Phase B	139,581	3.20
Phase C	122,448	2.81
Phase D	36,021	0.83
Phase E	16,298	0.37
Totals	510,335	11.72

Building Summary

	Use	Ground Level	Second Floor	Third Floor	Bldg Total	Parking Below
Building 1	Commercial	42,518	21,500	21,500	85,518	0
Building 2	Retail/Residential	15,000	15,000	15,000	45,000	0
Building 4	Residential	5,109	5,109	0	10,218	0
Building 5	Commercial	36,250	38,250	18,500	93,000	0
Building 7	Residential	5,109	5,109	0	10,218	0
Building 8	Residential	21,000	21,000	21,000	63,000	60
Building 9	Residential	17,000	17,000	17,000	51,000	48
Building 10	Residential	18,000	18,000	18,000	54,000	51
Building 11	Civic/Transit	2,000				
Total		161,986	140,968	111,000	411,954	159

Parking Summary

	Lower Level	Ground Level	Second Floor	Total
Building 3	76	112	146	334
Building 6	0	102	139	241
Surface	0	85	0	85
Total				660

Parking Ratio

3.65 Note C

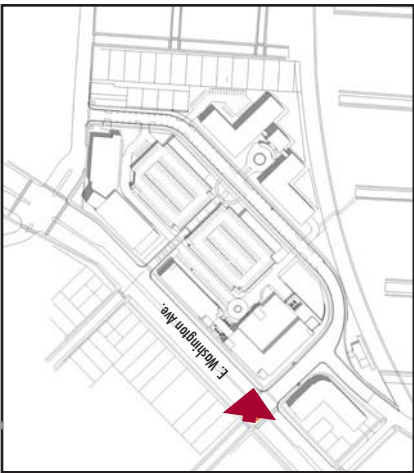
Note A: Parking to be determined below this residential component

Note B: Parking for this housing component not included in the parking ratio number.

Note C: Ratio not broken down between phases and building types. Only Commercial and Retail areas are used to calculate the parking ratio.

Note D: 76 Lower Level Parking Spaces are dedicated for the Residential above Bldg 1 and 4.

image location



birdseye view of plan B

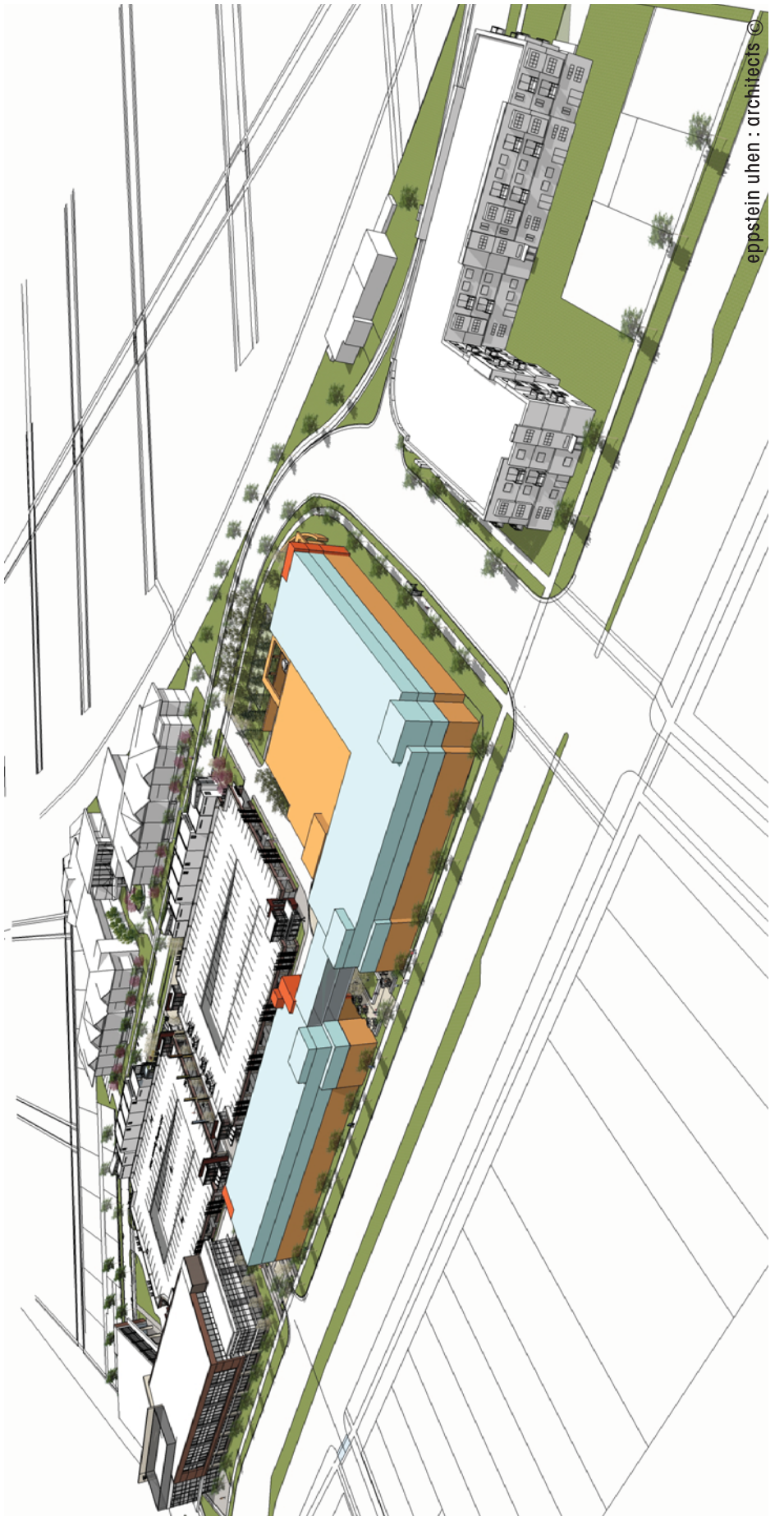
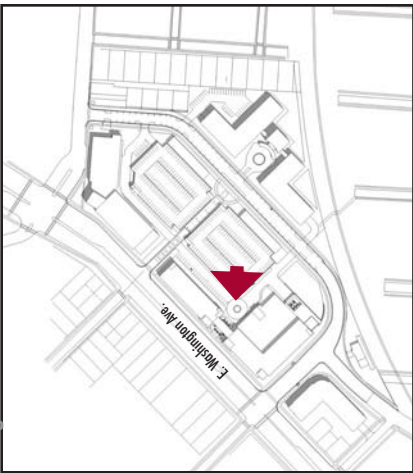


image location



birdseye view of plan B







ECONOMIC & COMMUNITY BENEFITS

Offer to Purchase

Sources and Uses

Economic Impact

Top Ten (10) Reasons to Select C.D. Smith

Neighborhood Sustainable Features



sources and uses

Project Financing

C.D. Smith intends to use a variety of finance methods on the Union Corners project.

Conventional Financing

National Exchange Bank & Trust
Bank of Oklahoma

Disaster Recovery Bonds

Historic Tax Credits

Bond Financing

Morgan Stanley
RW Baird
Wells Fargo

Impact 7

WHEDA

Private investor equity financing

New Market Tax Credits

Johnson Bank
U.S. Bank
Chase Bank

C.D. Smith internal financing (cash on hand)

REFERENCE: National Exchange Bank | Fond du Lac, WI | Michael Burch, President | 920.921.7700.

Experience

C.D. Smith has worked with numerous cities throughout Wisconsin where TIFF funds were available. We would like the opportunity to discuss these options with City of Madison representatives. On previous urban projects the respective cities have helped finance the parking requirements and some site infrastructure requirements.

In the past 12 months C.D. Smith has completed the following development transactions.

- Marriott Hotel in Milwaukee, WI | 204-bed, full service hotel with below grade parking \$54 million dollar transaction
- Water Council | Accelerator Center in Milwaukee, WI | Renovation of an existing 7-story structure \$21 million dollar project
- Department of Veterans Affairs Medical Center, Green Bay, WI | 203,000 Square Feet, \$60 million

economic impact

Beyond the tangible neighborhood center that we envision, the proposed development will have an outstanding economic impact on the surrounding area. The impact is estimated below:

Building No.	Use	Size	Construction Jobs	Permanent Jobs
Phase A 4.5 Acres				
Land		195,987		
Building 1	Retail	42,518	60	65
Building 2	Retail	15,000	30	30
Building 3	Parking	258 car	30	.5
Building 4	Townhomes	10,218	25	.5
Sitework			15	0
Sub Total Phase A*			160	96
Plan B Option	Housing	140,000	90	5
Plan B Sub Total			250	101
Phase B 3.2 Acres				
Land		139,581		
Building 5	Office	93,000	95	372
Building 6	Parking	241 car	30	.5
Building 7	Townhomes	10,218	25	.5
Sitework			15	0
Sub Total Phase B			165	373
Phase C 2.81 Acres				
Land		122,448		
Building 8	Housing	63,000	75	20
Building 9	Housing	51,000	65	10
Sitework				-
Sub Total Phase C			140	30
Phase D 0.83 Acres				
Land		36,021		
Building 10	Housing	54,000	65	4
Sitework				
Sub Total Phase D			65	4
Phase E 0.37 Acres				
Land		16,298		
Building 11	Transit	2,000	20	0
Sitework				-
Sub Total Phase E			20	0
Total Base Proposal (all Phases)			550	503
Anticipated TIF Funds (10-20%)				
Total Plan B (all Phases)			640	508

top ten (10) reasons to select our team

1. The neighborhood plan is **oriented to employment and services**, and it provides for mixed-use and creatively integrates parking to satisfy customer demands. The plan provides an inviting and vibrant streetscape and public spaces supported by over 300 new residential apartments and townhomes.
2. **Essential neighborhood services including a full-service grocery center, wellness center and smaller, local retail shops** are designed to serve the broader east-side neighborhood.
3. The scale is substantial and provides **over 150,000 square feet of leasable space** and nearly 600 parking stalls.
4. Sustainable design is prominent and the proposed buildings are design to be **LEED Certified Gold**.
5. The **three-story commercial building** is designed for healthcare and office tenants with access directly to East Washington Avenue. The design is sensitive to the important street intersection.
6. An **outdoor market promenade** is designed on axis with the proposed senior housing campus. Adjacent to the one-level parking structures, the outdoor market will support open-air farmer's produce sales and craft market events while allowing vendors to park in the adjacent garage and back up to the market promenade.
7. **The neighborhood plan includes green spaces and open spaces**. A pocket park is shaded with a manicured grove of hardwoods to provide shade. Outdoor dining is sheltered by the placement of buildings and resident gardens are intended to encourage locally grown vegetables and herbs.
8. A **transit pavilion** is shown and will serve as a platform and pavilion for commuter rail and bus.
9. **Urban street edges are reinforced** with the building placements. Gateway features enhance way finding and security for residents and visitors.
10. Eppstein Uhen Architects has designed many successful mixed-use and sustainable projects and their designs have been helpful in attracting successful businesses. EUA has been effective in Madison by **working with the City and neighborhoods** to create thoughtful designs.



sustainable design : **benefits**

- Reduce operating and maintenance costs
- Improve employee productivity
- Optimize life-cycle economic performance
- Minimize strain on local infrastructure
- Add value to your project

sustainable design : **services**

- Sustainable project consulting
- Project management and evaluation of green building rating systems
- LEED® Accredited Professional training
- Green building analysis for existing buildings

sustainable features : union corners neighborhood

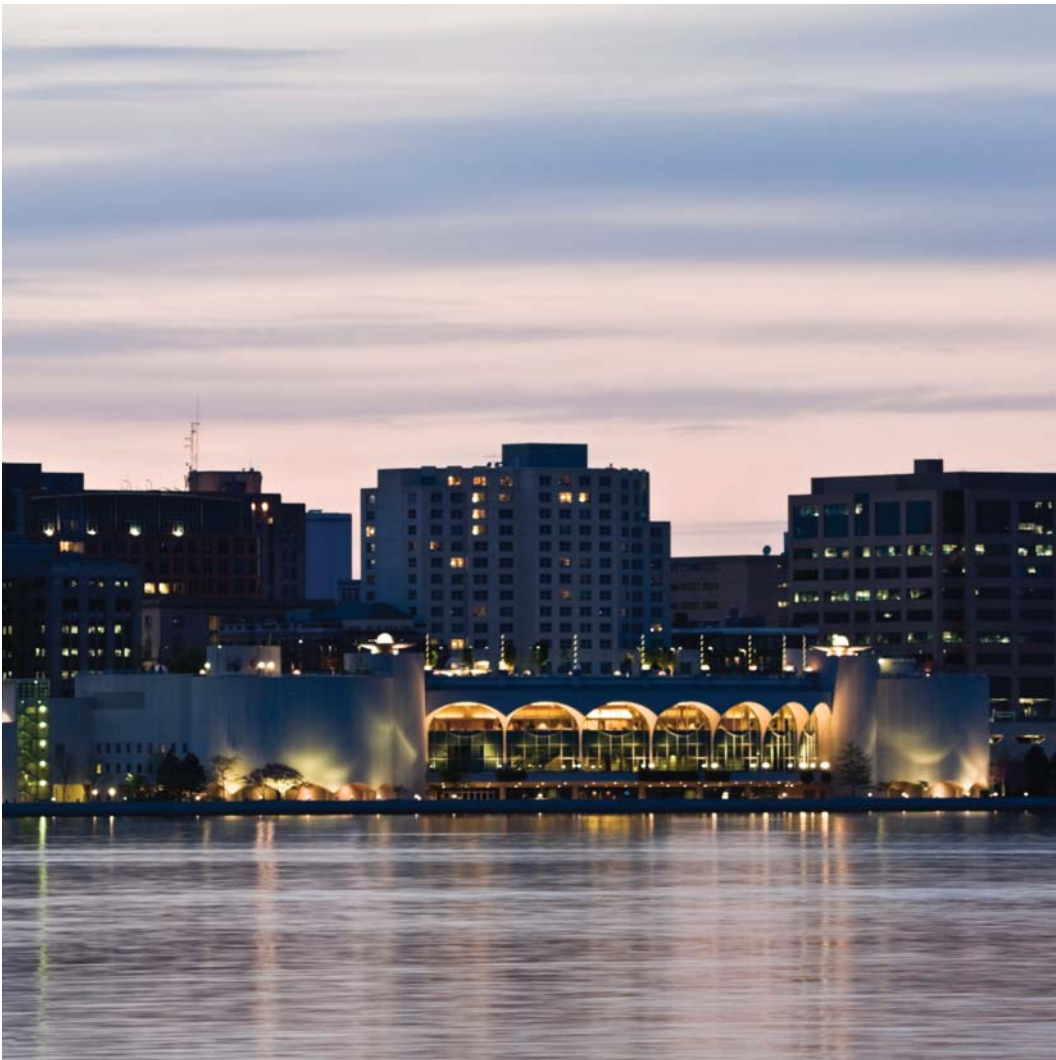
1. The neighborhood plan engages a well-established and diverse community around the historic Union Corners site. **The brownfield redevelopment thoughtfully knits the surrounding streets and homes** at a key intersection and provides mixed and integrated uses while also anticipating community activities.
2. **Alternative transportation options are served.** Numerous public bus routes and future commuter rail can be served by the proposed transit center shown.
3. **Parking is kept low-scale,** but adequate quantity is provided to support the density and market demand driven by the retailers and commercial businesses proposed here. Parking lots are simple and stacked to reduce the area consumed for cars. At the same time the structures are above grade where visitors can feel secure during night hours. All proposed residential buildings have secure underground parking.
4. **Community car and electric vehicle** charging stations are included.
5. **Community bicycle and covered bicycle parking** is included in the parking garage.
6. Sustainable design is prominent and the proposed commercial buildings are design to be **LEED Certified Gold.**
7. **Water-efficient landscaping** is planned. Storm water harvesting for irrigation is being explored.
8. **Highly efficient mechanical systems** are being designed for all buildings. Where possible, ground-source heat pumps are intended and energy recovery systems will be deployed.
9. **Reclaimed brick from the French Battery Building** will be used throughout the property as low garden walls and features.
10. Exterior lighting will be **low-energy LED lamps** with full cut-off housing. Lighting will be programmed to shut back after commercial hours.
11. **Pocket park features will provide shade** and accept storm water from adjacent hard surfaces.
12. Residential buildings will include rooftop collectors for **domestic solar water heating.**





OWNERSHIP STRUCTURE

Options and Acquisition



options and acquisition

The proposal anticipates that the property will be acquired in phases, although we require a Master Developer Option to Purchase the entire Union Corners Parcel. We would like an Option for not less than 24 months. C.D. Smith Construction, Inc. will be the Master Developer. Eppstein Uhen Architects will be involved in the Master Plan and development of related design covenants and restrictions.

We will start promptly with Phase A and intend to break ground by March 1, 2013 if possible. Phase B is ready to follow as scheduled. Based upon our careful due diligence we expect that Phase C and D will be acquired approximately when Phase A is completed and occupied.

Our partners are in place and based on the design we have put forth we are confident we have addressed market concerns and feasibility in this exciting neighborhood development.





PROCESS/TIMELINE

Phasing Plan

Development Schedule

development & construction phasing plan

- PHASE I RETAIL MARKET BUILDINGS (B1 & B2) - LEED Certified
PARKING DECK 1 (B3)
TOWNHOMES (B4)

- PHASE 1A 80 APARTMENTS ABOVE PHASE 1 (SHOWN IN PLAN B)

- PHASE 2 MIXED-USE MEDICAL OFFICE BUILDING (B5)
PARKING DECK 2 (B6)
TOWNHOMES (B7)

- PHASE 3 MARKET-RATE AND SENIOR HOUSING (B8 & B9)

- PHASE 4 AFFORDABLE HOUSING (B10)

- PHASE 5 TRANSIT PAVILION (B11)

development schedule

AUG 2012	C.D. SMITH · EPPSTEIN UHEN IS SELECTED to develop the Union Corners site. Neighborhood meetings are scheduled to enlist strong local input and support.
OCT 2012	COMMON COUNCIL APPROVES RESOLUTION Proposal from C.D. Smith is accepted
DEC 2012	SCHEMATIC DESIGN IS SUBMITTED TO CITY FOR UDC PRELIMINARY REVIEW General Development Plan and Specific Design of Phase I
FEB 2013	CITY UDC, PLAN COMMISSION AND COMMON COUNCIL APPROVE GDP Phase I Buildings approved for SIP
MAR 2013	CONSTRUCTION COMMENCES ON PHASE 1
MAY 2013	CONSTRUCTION DRAWINGS ARE RELEASED FOR PHASE I BIDS Site acquisition is complete. PHASE II SCHEMATIC DESIGN IS SUBMITTED TO CITY FOR UDC PRELIMINARY REVIEW
JUL 2013	CITY UDC, PLAN COMMISSION AND COMMON COUNCIL APPROVE PHASE II
OCT 2013	CONSTRUCTION COMMENCES ON PHASE 2
MAY 2014	OCCUPANCY AND COMPLETION OF PHASE 1 Phase 3 and 4 submitted for SIP review and approval
OCT 2014	OCCUPANCY AND COMPLETION OF PHASE 2
SEP 2015	OCCUPANCY AND COMPLETION OF PHASE 3 AND 4



UNION CORNERS

NEIGHBORHOOD · MADISON

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