



October 9, 2014

Ms. Mary Charnitz
City of Madison – Community Development Division
Madison Municipal Building, Suite 225
215 Martin Luther King Jr. Boulevard
Madison, WI 53701-2627

Re: City Affordable Housing Initiative | Application for Financial Assistance

Dear Ms. Charnitz:

Oakbrook Corporation is proposing to develop an 80-unit mixed income multifamily housing community in the City of Madison and we are requesting financial assistance in the amount of \$1,250,000 from the city to support the project. The monies requested will serve a dual purpose of providing a necessary source of funds to improve the project's feasibility as well as maximizing the competitiveness of our WHEDA application to enhance the prospects of receiving a LIHTC award in the current application cycle. Please find enclosed our AHI Fund application along with the following materials for your review and consideration:

- Project Narrative
- Development Team Background & Experience
- Budget Workbook
- WHEDA Self-Scoring Checklist

Oakbrook has extensive experience in the development, financing, and management of affordable housing and we have engaged Knothe & Bruce Architects and McGann Construction as members of our development team to design and build the project. We have identified and selected a site that we feel strongly would be an excellent candidate for affordable housing and would be certain to score extremely high based on the WHEDA's criteria. Additionally, the program that we have envisioned for the project meets the objectives outlined in the City's Request for Proposals.

Thank you for taking the time to review and consider our application. We look forward to the opportunity to meet with you and CDC team members to discuss the project further and work together to create a successful development that meets the housing needs of the community. Please feel free to contact me with any questions at (608) 238-2600 or via email at mcmorey@oakbrookcorp.com.

Best regards,

Michael C. Morey

Michael C. Morey
Vice President

Affordable Housing Initiative Fund (AHI) Application

This application form should be used for projects seeking AHI funds including those seeking WHEDA Low-Income Housing Tax Credits and those requesting other City funding. Applications must be submitted electronically to the City of Madison Community Development Division by **noon on Thursday, October 9, 2014**.

Email to: cddapplications@cityofmadison.com

APPLICANT INFORMATION

Project Title:	Maple Grove Commons		
Amount of Funds Requested:	\$1,250,000		
Name of Applicant:	Oakbrook Corporation		
Mailing Address:	2 Science Court, Madison, WI 53711		
Telephone:	(608) 238-2600	Fax:	(608) 238-2625
Admin Contact:	Michael C. Morey	Email Address:	mcmorey@oakbrookcorp.com
Project Contact:	Same As Above	Email Address:	Same As Above
Financial Contact:	Same As Above	Email Address:	Same As Above
Website:	www.oakbrookcorp.com		
Legal Status:	<input checked="" type="checkbox"/> For-profit <input type="checkbox"/> Non-profit		
Federal EIN:	39-1591030	DUNS #:	Not Applicable

AFFIRMATIVE ACTION

If funded, applicant hereby agrees to comply with the City of Madison Ordinance 39.02 and file either an exemption or an affirmative action plan with the Department of Civil Rights. A Model Affirmative Action Plan and instructions are available at <http://www.cityofmadison.com/dcr/aaplans.cfm>.

LIVING WAGE ORDINANCE

If funded, applicant hereby agrees to comply with City of Madison Ordinance 4.20. The Madison Living Wage for 2014 will be \$12.45 hourly, and \$12.62 hourly for 2015.

LOBBYING REGULATED

Notice regarding lobbying ordinance: If you are seeking approval of a development that has over 40,000 gross square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of over \$10,000 (this includes grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance, sec. 2.40, MGO. You are required to register and report your lobbying. Please consult the City Clerk for more information. Failure to comply with the lobbying ordinance may result in fines of \$1,000 to \$5,000.

CITY OF MADISON CONTRACTS

If funded, applicant agrees to comply with all applicable local, state and federal provisions. A sample contract that includes standard provisions may be obtained by contacting the Community Development Division at (608) 266-6520.

If funded, the City of Madison reserves the right to negotiate the final terms of a contract with the selected agency.

SIGNATURE OF APPLICANT

Enter Name: Michael C. Morey | Vice President, Oakbrook Corporation

By entering your initials in this box MCM you are electronically signing your name as the submitter of the application and agree to the terms listed above.

Date: 10/9/2014

PROJECT DESCRIPTION

1. Please provide an overview of the project, including whether project is acquisition, rehab and/or new construction, number of units created and the impact of your project on the community.

See attached Project Narrative

AFFORDABLE HOUSING INITIATIVES FUND PRIORITIES

2. Please check which of the following objectives outlined in the Request for Proposals your proposal meets:

- Increase the quantity of safe, quality, affordable rental housing throughout the City
- Preserve existing affordable rental housing throughout the City
- Increase the availability of housing with supportive services, especially for homeless populations
- Increase the supply of affordable rental housing available for households no greater than 60% of AMI
- Maximize competitiveness of applications to WHEDA resulting in LIHTC awarded to projects located in the City.

AFFORDABLE HOUSING NEEDS

3. Describe your knowledge of and experience in identifying the affordable housing needs of the City. Identify if a market study has been done and if so, summarize the findings.

Oakbrook has developed affordable housing in the City and currently provides property management services for our clients on a number of projects around the City. We have reviewed numerous market studies for recent developments and have access to market comparables and occupancy statistics. The site we have identified is located within a census tract considered a High Need area by WHEDA. We have not yet commissioned a market study, but are confident from our own research and previous studies that the site would be an excellent candidate for additional affordable housing.

PROPOSED PROJECT GOALS

4. Provide the total number of units in the project, the number of affordable units in the project and if applicable, the number of units assisted with AHI funds in the project.

The project will include a total of 80 dwelling units, consisting of thirty-five (35) one bedroom, one bath units; thirty-five (35) two bedroom, two bath units; and ten (10) three bedroom, two bath units. Sixty-eight (68) of the 80 units will be affordable, with the remaining twelve (12) apartments rented at the market rate. The project's feasibility is dependent on the economic support provided by the AHI funds; Our request of \$1,250,000 equates to financial support of \$15,625 per unit OR \$18,382 per affordable unit.

SERVICES INCLUDED IN PROPOSED PROJECT

5. Describe any support services (such as case management or senior support) that will be provided to residents of this project, if applicable.

Please refer to the section of the Project Narrative titled "Integrated Housing."

6. Provide information on any service partnerships that have been or will be formed in order to ensure the success of the project.

Please refer to the section of the Project Narrative titled "Integrated Housing."

POPULATION SERVED

7. Please describe the population you intend to serve (e.g., singles, families, veterans, seniors, persons with a disability, persons who are homeless).

Please refer to the section of the Project Narrative titled "Integrated Housing."

SITE INFORMATION

8. Identify the specific site address and neighborhood and indicate why this site was chosen. Describe the neighborhood and surrounding community. Attach a map indicating project location. Include one close up map of site and a second map to show site in context of the City. Identify if applicant has site control.

Please refer to the Project Narrative for information regarding the project site and neighborhood. Maps are included in the section titled "Location/Neighborhood." Applicant has come to terms with the land owner and submitted an Offer To Purchase, which we expect to be accepted prior to meeting with city staff to review the merits of our application.

9. Identify the existing buildings on the site, noting which are occupied. Describe the planned demolition of any buildings on the site.

The site is vacant land; therefore no demolition will be required.

10. Identify if the proposed project is located in a TIF District and/or a WHEDA Scoring Zone, and/or a Transit Zone. (see map attached to the RFP).

The project site is located in Census Tract 108, which is designated by WHEDA as a "High Need Area" as well as an "Employment Center." In addition, the site is located within 0.2 miles of a bus stop on the Madison Metro transit system, a key reason for the site's attractiveness and additional points based on WHEDA's scoring criteria. Please refer to the Project Narrative for further discussion regarding the project site.

11. Please identify geographically amenities such as access to jobs, transit, education, health care, schools, parks, and other key amenities.

Please refer to the "Location/Neighborhood" section of the Project Narrative for a discussion of the key linkages and benefits of the project site location.

12. Describe the historical uses of the site, if any, and any existing conditions of environmental significance located on the project site.

The project site is a vacant land parcel. A Phase I Environmental Site Assessment has been recently performed. The report found no existing conditions or issues of any significance.

13. Provide a legal description of the property.

Part of Lot 1 of CSM No. 13302. See Exhibit A to the Offer to Purchase attached and made a part of the Project Narrative.

14. Provide the current zoning classification of the site and describe any changes in zoning, variances, special or conditional use permits, or other items are needed to develop this proposal.

Current zoning = Planned Unit Development. In order to comply with WHEDA's requirement that applicants provide evidence of "permissive zoning," we will need to request an amendment to the current GDP to allow for 80 units of multifamily housing. As a note, the most recent GDP for the site that was approved called for 80 units of senior rental housing. We do not anticipate any issues or delays in obtaining the amended GDP prior to the January 31, 2015 application deadline.

15. Have you talked with the alderperson of the district in which the project is located and if so, are they supportive of the project or have they identified any issues with the project? Describe any neighborhood input process and the results of that process.

The Alderperson for District 7 is Mr. Steve King. We have contacted him regarding our proposed project. The current city-approved GDP does contemplate rental housing on the site. While the parcel is not included in the boundaries defined in the local neighborhood associations, we will work through Mr. King to alert the adjacent neighborhood associations to our project and meet with those who constituents who have questions regarding the proposed project.

SITE AMENITIES

16. Describe the site amenities for tenants and/or their guests.

Please refer to the "Project Overview" section of the attached Project Narrative.

17. Describe the interior apartment amenities.

Please refer to the "Project Overview" section of the attached Project Narrative.

PROJECT ACTIVITIES

18. Please describe activities/benchmarks by timeline to illustrate how your project will be implemented (such as acquisition, finance closing, start of construction, end of construction, available for occupancy, rent-up; etc).

Activity/Benchmark	Estimated Month/Year of Completion
Application submitted to WHEDA	January 2015
Notification of Award from WHEDA	May 2015
Close on Financing for Project/Land Purchase	August 2015
Start Construction (10 Months)	September 2015
Commence Marketing and Lease-up	March 2016
End Construction/Project Completion/Available for Occupancy	July 2016

PUBLIC PURPOSE AND RISK

19. Please describe the public purpose of your project and the risks associated with the project.

The public purpose of the project is to create new, high quality "mixed-income" housing that serves the needs of the community. There is a lack of quality affordable housing available in the City, especially for those at 50% of AMI and lower. Our project will create additional apartment homes with modern finishes and amenities that can be available to those persons and families with lower disposable incomes, who could otherwise not afford to live in this location.

DEVELOPMENT TEAM

20. Identify your project development team.

Name	Company	Role in Project	Contact Person	Phone
Michael C. Morey	Oakbrook Corporation	Developer	Michael C. Morey	(608) 238-2600
Randy Bruce	Knothe Bruce Architects	Architecture/Design	Randy Bruce	(608) 836-3690
Bryan McGann	McGann Construction	General Contractor	Bryan McGann	(608) 241-5585
Michael L. Morey	Oakbrook Corporation	Owner	Michael L. Morey	(608) 238-2600

EXPERIENCE AND CAPACITY

21. Please describe the development team’s experience in obtaining LIHTC, years in existence, participation in public/private joint ventures, developing low-income multifamily housing or other affordable housing development experience, qualifications of proposed project staff, financial capacity of your organization to secure financing and to complete your proposed project and past performance that will contribute to the success of the proposed program. Identify how many LIHTC and/or affordable housing units your organization has created in the past five years. Please include specific information on the experiences of the proposed property management partner including number of years experience, number of units managed and performance record. (Attach additional information as necessary)

Please refer to the "Development Team Background" section of the application.

22. Please list any architectural awards, service awards or green building certification.

Knothe & Bruce has won a number of awards for their design of multifamily housing. Oakbrook has received recognition by several industry organizations for Property Management Excellence including "Property of the Year" on multiple occasions. McGann Construction has extensive experience in the construction of WHEDA financed projects. Please refer to the "Development Team Background" section of the application for team member resumes and a summary of relevant project experience.

REFERENCES

23. Please list at least three references for which you have completed similar projects.

Name	Relationship	Email Address	Phone
David Burke (BMO Harris Bank)	Partner/Investor	david.a.burke@bmo.com	414.390.1527
Annemarie Murphy (Boston Capital)	Partner/Investor	amurphy@bostoncapital.com	617.624.8675
David E. Latona (MEDC)	Partner/Investor	david.latona@medconline.com	414.286.5682

PROJECT INFORMATION

24. Provide the following information for your rental housing project. List address along with the number of units you are proposing by size, income category, etc.
 If a scattered site project please list each address separately with the number of units you are proposing by size, income category, etc., for that particular address.

Address and number of units being proposed	# of Bedrooms	Req. Amount of AHI \$, if applicable	Projected Income Category* To be Served (see below)	Projected Monthly Unit Rent	Includes Utilities?
Please refer to the "Unit Mix" in the Project Narrative					

*Less than or equal to 30% CMI, 31-50% CMI, 51-60% CMI, 61-80% CMI, >80% CMI.

25. Identify if your project includes any of the following features (Check all that apply):

- Incorporates accessibility features

- Incorporates energy efficiency features
- Involves lead paint removal, if rehab
- Involves asbestos removal, if rehab

26. Describe the level of accessibility that you plan to provide. Include number of units made accessible and specific type of accessibility modification included.

Please refer to the "Energy Efficiency + Accessibility" section of the Project Narrative.

27. Describe the energy efficient features you plan to provide, the project energy standard to be achieved and indicate the resulting monthly utility saving to the renter or owner.

Please refer to the "Energy Efficiency + Accessibility" section of the Project Narrative.

28. For projects that include rehabilitation, have you completed a capital needs assessment for this property? Describe and attach a copy.

Not Applicable - New Construction

29. Will this project involve the temporary or permanent displacement of tenants or businesses. If yes, please describe notices and assistance you intend to provide, and the amount of funds allocated to do so.

No

30. Real Estate Project Data Summary

Enter the site address (or addresses if scattered sites) for the proposed project and answer the identified questions by column for each address site.

	# of Units Prior to Purchase	# of Units Post-Project	# Units Occupied at Time of Purchase	# Tenants to be Displaced	Appraised Value Current	Appraised Value After Project Completion	Purchase Price or Construction Cost	# of Units Accessible Current?	Number of Units Post-Project Accessible?
Address:	NOT APPLICABLE; Proposed project would be New Construction								
Address:									
Address:									
Address:									
Address:									
Address:									

PLEASE ATTACH THE FOLLOWING ADDITIONAL INFORMATION:

- 31. Budget Workbook (see [CDD Other Funding Opportunities website](#) for workbook)
- 32. Recent Market Study prepared by a third party market analyst, if available.
- 33. Current Appraisal of the property and an after-rehab/construction appraisal of the property, if available.
- 34. Capital Needs Assessment report of the proposed property, if available.
- 35. WHEDA self score detail based on their various scoring criteria.

ORGANIZATION:

OAKBROOK CORPORATION

1. CAPITAL BUDGET

Enter the proposed project capital budget. Identify the fund source and terms and whether the funds have been already committed or are proposed. Place a C next to source if funds have already been committed and a P next to source if the fund source is proposed. Ex.: Acquisition: \$300,000 HOME (P), \$100,000 from CDBG (P), \$200,000 from Anchor Bank @5% interest/15 years (C).

	TOTAL	Amount	Source/Terms	Amount	Source/Terms	Amount	Source/Terms	Amount	Source/Terms
Acquisition Costs:									
Acquisition	0	0		0		0		0	
Title Insurance and Recording	15,000	15,000		0		0		0	
Appraisal	0	0		0		0		0	
Predevlpmnt/feasibility/market study	25,500	25,500		0		0		0	
Survey	5,000	5,000		0		0		0	
Marketing	75,000	75,000		0		0		0	
Relocation	0	0		0		0		0	
Other (List)									
Land	960,000	960,000		0		0		0	
Construction:									
Construction Costs	8,831,325	8,831,325		0		0		0	
Soils/Site Preparation	0	0		0		0		0	
Construction Mgmt	0	0		0		0		0	
Landscaping, Play Lots, Signage	0	0		0		0		0	
Construction Interest	67,680	67,680		0		0		0	
Permits; Print Plans/Specs	0	0		0		0		0	
Other (List)									
Loan Fees + RE Taxes	44,150	44,150		0		0		0	
Fees:									
Architect	200,000	200,000		0		0		0	
Engineering	0	0		0		0		0	
Accounting	15,000	15,000		0		0		0	
Legal	100,000	100,000		0		0		0	
Development Fee	1,100,000	1,100,000		0		0		0	
Leasing Fee	0	0		0		0		0	
Other (List)									
	0	0		0		0		0	
Project Contingency:	0	0		0		0		0	
Furnishings:	50,000	50,000		0		0		0	
Reserves Funded from Capital:									
Operating Reserve	200,000	200,000		0		0		0	
Replacement Reserve	0	0		0		0		0	
Maintenance Reserve	0	0		0		0		0	
Vacancy Reserve	0	0		0		0		0	
Lease Up Reserve	0	0		0		0		0	
Other: (List)									
Other Soft Costs	253,000	253,000		0		0		0	
TOTAL COSTS:	11,941,655	11,941,655		0		0		0	

ORGANIZATION: **OAKBROOK CORPORATION**

2. TOTAL PROJECT PROFORMA

Enter total Revenue and Expense information for the proposed project for a 30 year period.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16
Gross Income	745,861	760,778	775,994	791,514	807,344	823,491	839,961	856,760	873,895	891,373	909,200	927,384	945,932	964,851	984,148	1,003,831
Less Vacancy/Bad Debt	52,210	53,254	54,320	55,406	56,514	57,644	58,797	59,973	61,173	62,396	63,644	64,917	66,215	67,540	68,890	70,268
Income from Non-Residential Use*	38,000	38,760	39,535	40,326	41,132	41,955	42,794	43,650	44,523	45,414	46,322	47,248	48,193	49,157	50,140	51,143
Total Revenue	731,651	746,284	761,209	776,434	791,962	807,802	823,958	840,437	857,245	874,390	891,878	909,716	927,910	946,468	965,398	984,706
Expenses:																
Office Expenses and Phone	12,800	13,120	13,448	13,784	14,129	14,482	14,844	15,215	15,596	15,985	16,385	16,795	17,215	17,645	18,086	18,538
Real Estate Taxes	100,000	103,000	106,090	109,273	112,551	115,927	119,405	122,987	126,677	130,477	134,392	138,423	142,576	146,853	151,259	155,797
Advertising, Accounting, Legal Fees	12,000	12,300	12,608	12,923	13,246	13,577	13,916	14,264	14,621	14,986	15,361	15,745	16,139	16,542	16,956	17,380
Payroll, Payroll Taxes and Benefits	80,000	82,000	84,050	86,151	88,305	90,513	92,775	95,095	97,472	99,909	102,407	104,967	107,591	110,281	113,038	115,864
Property Insurance	20,000	20,500	21,013	21,538	22,076	22,628	23,194	23,774	24,368	24,977	25,602	26,242	26,898	27,570	28,259	28,966
Mtc, Repairs and Mtc Contracts	64,000	65,600	67,240	68,921	70,644	72,410	74,220	76,076	77,978	79,927	81,925	83,974	86,073	88,225	90,430	92,691
Utilities (gas/electric/fuel/water/sewer)	36,000	37,080	38,192	39,338	40,518	41,734	42,986	44,275	45,604	46,972	48,381	49,832	51,327	52,867	54,453	56,087
Property Mgmt	43,899	44,777	45,673	46,586	47,518	48,468	49,437	50,426	51,435	52,463	53,513	54,583	55,675	56,788	57,924	59,082
Operating Reserve Pmt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement Reserve Pmt	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000
Support Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (List)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses	392,699	402,377	412,313	422,514	432,987	443,739	454,779	466,113	477,750	489,698	501,965	514,561	527,493	540,772	554,406	568,405
Net Operating Income	338,952	343,907	348,896	353,920	358,975	364,062	369,179	374,324	379,496	384,692	389,913	395,155	400,417	405,697	410,992	416,301
Debt Service:																
First Mortgage	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981
Second Mortgage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (List)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981
Total Annual Cash Expenses	677,680	687,358	697,294	707,495	717,968	728,720	739,760	751,094	762,731	774,679	786,946	799,542	812,474	825,753	839,387	853,386
Total Net Operating Income	53,971	58,926	63,915	68,939	73,994	79,081	84,198	89,343	94,515	99,711	104,932	110,174	115,436	120,716	126,011	131,320
Debt Service Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Flow	53,971	58,926	63,915	68,939	73,994	79,081	84,198	89,343	94,515	99,711	104,932	110,174	115,436	120,716	126,011	131,320

*Including laundry facilities, vending machines, parking spaces, storage spaces or application fees.

Assumptions

Vacancy Rate	7.0%
Annual Increase	2.0%

Other

ORGANIZATION:

OAKBROOK CORPORATION

2. TOTAL PROJECT PROFORMA (cont.)

Enter total Revenue and Expense information for the proposed project for a 30 year period.

	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Gross Income	1,023,907	1,044,385	1,065,273	1,086,579	1,108,310	1,130,476	1,153,086	1,176,148	1,199,671	1,223,664	1,248,137	1,273,100	1,298,562	1,324,533
Less Vacancy/Bad Debt	71,674	73,107	74,569	76,061	77,582	79,133	80,716	82,330	83,977	85,656	87,370	89,117	90,899	92,717
Income from Non-Residential Use*	52,166	53,209	54,273	55,359	56,466	57,595	58,747	59,922	61,121	62,343	63,590	64,862	66,159	67,482
Total Revenue	1,004,400	1,024,488	1,044,977	1,065,877	1,087,194	1,108,938	1,131,117	1,153,739	1,176,814	1,200,351	1,224,358	1,248,845	1,273,822	1,299,298
Expenses:														
Office Expenses and Phone	19,002	19,477	19,964	20,463	20,974	21,499	22,036	22,587	23,152	23,730	24,324	24,932	25,555	26,194
Real Estate Taxes	159,692	164,482	169,417	174,499	179,734	185,126	190,680	196,401	202,293	208,361	214,612	221,051	227,682	234,513
Advertising, Accounting, Legal Fees	17,814	18,259	18,716	19,184	19,663	20,155	20,659	21,175	21,705	22,247	22,804	23,374	23,958	24,557
Payroll, Payroll Taxes and Benefits	118,760	121,729	124,773	127,892	131,089	134,367	137,726	141,169	144,698	148,316	152,023	155,824	159,720	163,713
Property Insurance	29,690	30,432	31,193	31,973	32,772	33,592	34,431	35,292	36,175	37,079	38,006	38,956	39,930	40,928
Mtc, Repairs and Mtc Contracts	95,008	97,384	99,818	102,314	104,871	107,493	110,181	112,935	115,758	118,652	121,619	124,659	127,776	130,970
Utilities (gas/electric/fuel/water/sewer)	57,489	59,214	60,990	62,820	64,704	66,646	68,645	70,704	72,825	75,010	77,260	79,578	81,966	84,425
Property Mgmt	60,559	62,073	63,625	65,216	66,846	68,517	70,230	71,986	73,786	75,630	77,521	79,459	81,446	83,482
Operating Reserve Pmt	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement Reserve Pmt	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000
Support Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (List)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses	582,015	597,051	612,496	628,360	644,656	661,394	678,588	696,249	714,391	733,027	752,169	771,833	792,032	812,781
Net Operating Income	422,385	427,437	432,482	437,517	442,539	447,544	452,529	457,490	462,423	467,324	472,189	477,012	481,790	486,517
Debt Service:														
First Mortgage	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981
Second Mortgage	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (List)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981	284,981
Total Annual Cash Expenses	866,996	882,032	897,477	913,341	929,637	946,375	963,569	981,230	999,372	1,018,008	1,037,150	1,056,814	1,077,013	1,097,762
Total Net Operating Income	137,404	142,456	147,501	152,536	157,558	162,563	167,548	172,509	177,442	182,343	187,208	192,031	196,809	201,536
Debt Service Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Flow	137,404	142,456	147,501	152,536	157,558	162,563	167,548	172,509	177,442	182,343	187,208	192,031	196,809	201,536

*Including laundry facilities, vending machines, parking spaces, storage spaces or application fees.

Assumptions

Vacancy Rate	7.0%
Annual Increase	2.0%
Other	

PROJECT NARRATIVE

MAPLE GROVE COMMONS Madison, Wisconsin

Oakbrook Corporation is proposing to develop Maple Grove Commons, an 80-unit mixed income multifamily community in the city of Madison, Dane County, Wisconsin. The project would be constructed on a vacant 3.20 acre site on the city's south west side. The site, which is located south of McKee Road and west of Maple Grove Drive, is part of a City approved General Development Plan (GDP). The site is surrounded by single-family neighborhoods and offers outstanding accessibility to major roads and highways as well as proximity to shopping, grocery, health care facilities, public transportation, and other services.

Maple Grove Commons would serve an important role by providing much needed housing for families, young workers, seniors, veterans, persons with disabilities, and persons at risk of homelessness. The demand for this housing exists in the market as evidenced by the strong occupancy throughout the City and the lack of high quality affordable housing in close proximity to the City's employment centers. The program we are proposing for Maple Grove Commons will result in the dramatic improvement in the lives of our future residents by offering them a newly designed and accessible home with modern amenities that will encourage the type of social interaction, activities, and programs that create the sense of community that everyone deserves.

The project would be financed with an allocation of competitive (9% LIHTC) housing tax credits from the Wisconsin Housing and Economic Development Agency (WHEDA) as well as a first mortgage provided by a private bank or the Agency on the most competitive terms available. Oakbrook is requesting financial support in the amount of \$1,250,000 from the City of Madison to assist with the overall project feasibility and enhance the competitiveness of our application to WHEDA.

UNIT MIX

The unit mix for the proposed development can be summarized as follows:

<u>Unit Type</u>	<u>Unit Count</u>	<u>Unit Size</u>	<u>Net Rent*</u>	<u>Income Level</u>
One Bedroom / One Bath	10	740 SF	\$333	30% AMI
One Bedroom / One Bath	14	740 SF	\$622	50% AMI
One Bedroom / One Bath	3	740 SF	\$766	60% AMI
One Bedroom / One Bath	8	740 SF	\$1000	Market Rate
Two Bedroom / Two Bath	16	1050 SF	\$753	50% AMI
Two Bedroom / Two Bath	15	1050 SF	\$925	60% AMI
Two Bedroom / Two Bath	4	1050 SF	\$1300	Market Rate
Three Bedroom / Two Bath	10	1350 SF	\$870	50% AMI

*Net Rent does not include the cost of utilities. To arrive at the Net Rent figures above we used 95% of the maximum allowable rent for Dane County at each AMI level and then subtracted the Utility Allowance. The market rental rates above are based on our own survey of comparable properties in the market area.

Project Overview

The proposed development will include the new construction of a total of 80 one, two and three bedroom apartment homes. The building construction will consist of wood frame construction on top of a poured concrete foundation and underground parking structure with precast concrete ceiling and columns. The exterior façade will include a combination of masonry and/or natural stone and cement fiber board siding such as Hardiplank.

The concept plan for Maple Grove Commons consists of a 3-story residential building that includes heated underground parking, resident storage, amenity spaces, and an on-site leasing/management office. Residents would also have the benefit of 24-hour maintenance service. There will be a minimum of one underground reserved parking space per dwelling unit plus ample surface parking available for residents and guests on a first come first serve basis. The following is a summary of the proposed development amenities and unit finishes.

Development Amenities:

- Common Area
 - On-Site Management Office
 - Community Room with Kitchen
 - Exercise Room/Fitness Center
 - Business Center
 - Unique/Modern Lobby with Furnished Sitting Areas
 - Children's Playground Area

- Parking
 - Heated Underground Parking (Minimum 1 Space per Unit)
- Storage
 - In-Unit Storage, Additional Storage Units on Floors
- Laundry
 - In-Unit Washers and Dryers

Unit Amenities:

- Design
 - Open Floor Plan
 - Kitchen Islands
 - High Ceilings (9 Ft.)
 - Balconies
 - Natural/"Green" Materials
 - Walk-in Closets

- Finishes
 - Maple Cabinetry with Hardware
 - Laminate Countertops
 - Wood Laminate Kitchen Flooring
 - Tile Flooring in Bathrooms
 - Carpet in Living/Bedroom Areas

- Appliances
 - Black or Stainless steel Energy Star Appliances (refrigerator, self-cleaning range/oven, dishwasher, disposal, microwave, and in-unit washer/dryer.

- HVAC
 - Separately metered; unit electric for cooking, lighting, and air conditioning

Energy Efficiency + Accessibility

The project will be designed and built according to the Wisconsin Green Built Home standard (www.greenbuilthome.org). WHEDA requires the project developer and architect to submit a certification at the time of application stating the WGBH score that you are promising to achieve. The multifamily checklist on the WGBH website offers a menu of options and corresponding points allocated across a number categories including:

- A. Basic Categories
- B. Site & Land Use
- C. Landscape Conservation & Storm Water Management
- D. Energy Efficiency
- E. Materials Selection
- F. Indoor Air Quality
- G. Plumbing & Water Quality
- H. Waste Reduction, Recycling & Disposal
- I. Builder Operations
- J. Efficient Use of Space

Specific energy efficient features of the project will include, but are NOT limited to the following: Energy star rated appliances, high efficiency hot water boilers/air conditioners, variable speed fans, occupancy sensors in common areas, compact fluorescent lighting, energy star windows, and sustainable building materials. At this time, we have not made specific decisions regarding which elements will be incorporated into the final project design, however we are committed to achieving a WGBH score of no less than 150 points. This is the point level which WHEDA requires to score the maximum points in the category of Energy Efficiency and Sustainability. We will make every effort to focus on areas which minimize utility costs for our residents. In addition, we will be scheduling a consultation with the staff at Focus on Energy to review our proposed development and discuss possible energy saving ideas.

We are committed to enhancing the accessibility of the overall project as well as providing specific features within a minimum of 20% of the project dwelling units. 20% of the project would be a minimum of 16 apartments. We will be required to submit an architect certification to WHEDA as to the features that will be incorporated into the project that enhance accessibility. Those features will include but are NOT limited to the following:

- Automatic door openers at main accessible entrance to all buildings
- Accessible signage for all common rooms and dwelling unit entries
- Accessible public bathrooms
- Circular or T-shaped turning space in kitchens and accessible floor level bathrooms
- Roll-in showers with a two-inch maximum raised curb
- Accessible closet doors with minimum 30" x 48" clear floor space to allow forward or parallel wheelchair approach
- Carpet shall have ½" maximum pile

Integrated Housing

Our primary goal with the proposed affordable housing development is to create an integrated community with a diverse resident base. It is our philosophy that affordable housing can and should be designed and built to the same standards as today's new market rate housing. Twelve (12) of the eighty (80) proposed units will be rented at the market rate. We believe that this creates a more successful project long-term and supports our goal of creating an integrated housing development. All apartment units, regardless of income-level restrictions, will have the same level of finishes and floor plan configuration. Often times, developers will alter the quality of the affordable units or decrease the square footage in an effort to minimize costs. We do not subscribe to that philosophy as it lacks a long-term owner's perspective. The benefits of our approach are that it improves the appeal and competitiveness of the project in the market and it reduces costs from a long-term capital planning perspective.

The project will be designed and built such that no population or specific demographic are precluded from applying for residency. The unit mix, amenities, and design elements will allow us to serve a wide range of the population including singles, families, seniors, veterans, persons with disabilities, and those who may be at risk of homelessness. As part of our application to WHEDA, we intend to target twelve (12) units for supportive housing services. We will enter into a referral agreement with the WI Department of Health Services to find qualifying residents for the targeted units. Typically, these residents will qualify for the 30% AMI units. We are also committed to working with the Department of Veterans Affairs to provide access to supportive services that address the needs of Veterans. The specific scope and nature of that relationship has yet to be defined, but will be memorialized prior to submission of our application to WHEDA.

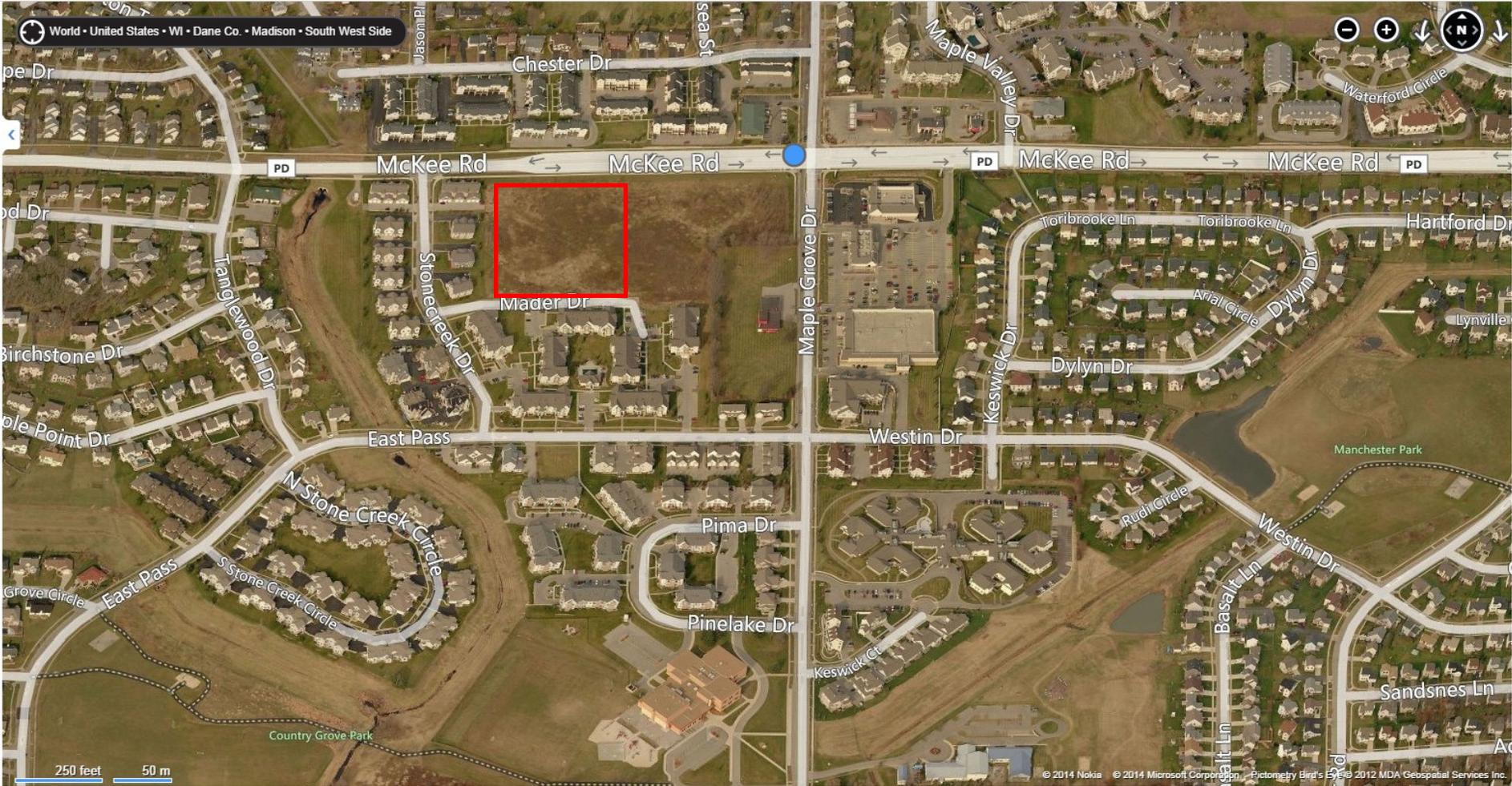
Location/Neighborhood

The project site is a vacant land parcel located directly south of McKee Road and west of Maple Grove Drive. The site has excellent pedestrian linkages to nearby retailers, restaurants, parks, schools and other services and as well as vehicular linkages to Highway PD (McKee Rd.) and Highway 151 to the East, offering convenient connections throughout Madison. Madison Metro stops (public transportation) are located directly south of the site on East Pass and just west on Stone Creek Drive. The site was identified due to its excellent linkages and proximity to services and employment opportunities. The site was also selected because of its location within a census tract that WHEDA has identified as being in BOTH a “High Need Area” and an “Employment Center.” This is a critical component within WHEDA’s scoring criteria and a key factor as to our belief that our proposed development warrants strong consideration for a tax credit award. Please refer to the WHEDA self-scoring checklist included in this application for additional information.

MAPLE GROVE COMMONS Neighborhood Linkages		
Category	Name/Description	Distance From Site
Public Transportation	City of Madison - Metro Transit	0.1 Miles
Grocery Store	Copp's - 6655 McKee Road Super Target - 6321 McKee Road Hyvee - 2920 Fitchrona Road Aldi - 6261 McKee Road	0.1 Miles 0.9 Miles 1.0 Miles 1.2 Miles
Retail	Super Target - 6655 McKee Road Shoppes at Orchard Pointe - McKee + Verona Road	0.9 Miles 1.2 Miles
Restaurants	Chang Jiang Restaurant - 3195 Muirfield Road Flying Hound Pub - 6317 McKee Road Pancake Café - 6220 Nesbitt Road Buffalo Wild Wings - 6227 McKee Road	0.6 Miles 0.9 Miles 1.1 Miles 1.2 Miles
Medical	Meriter Medical Clinic - 3102 Meriter Way	1.4 Miles
Pharmacy	Walgreens - 6601 McKee Road	0.1 Miles
Banking	Associated Bank - 6655 McKee Road Park Bank - 6701 Raymond Road	0.1 Miles 1.1 Miles
Post Office	US Post Office - 100 Enterprise Drive	2.1 Miles
Elementary School	Cesar Chavez Elementary School - 3502 Maple Grove	0.4 Miles
Middle School	Toki Middle School - 5606 Russett Road	1.7 Miles
Recreation	Ten Pin Alley - 6285 Nesbitt Road AMC Movie Theater - 6091 McKee Road Military Ridge Bike Trail	1.0 Miles 1.7 Miles 1.7 Miles
Parks	Manchester Park Country Grove Park	0.3 Miles 0.6 Miles

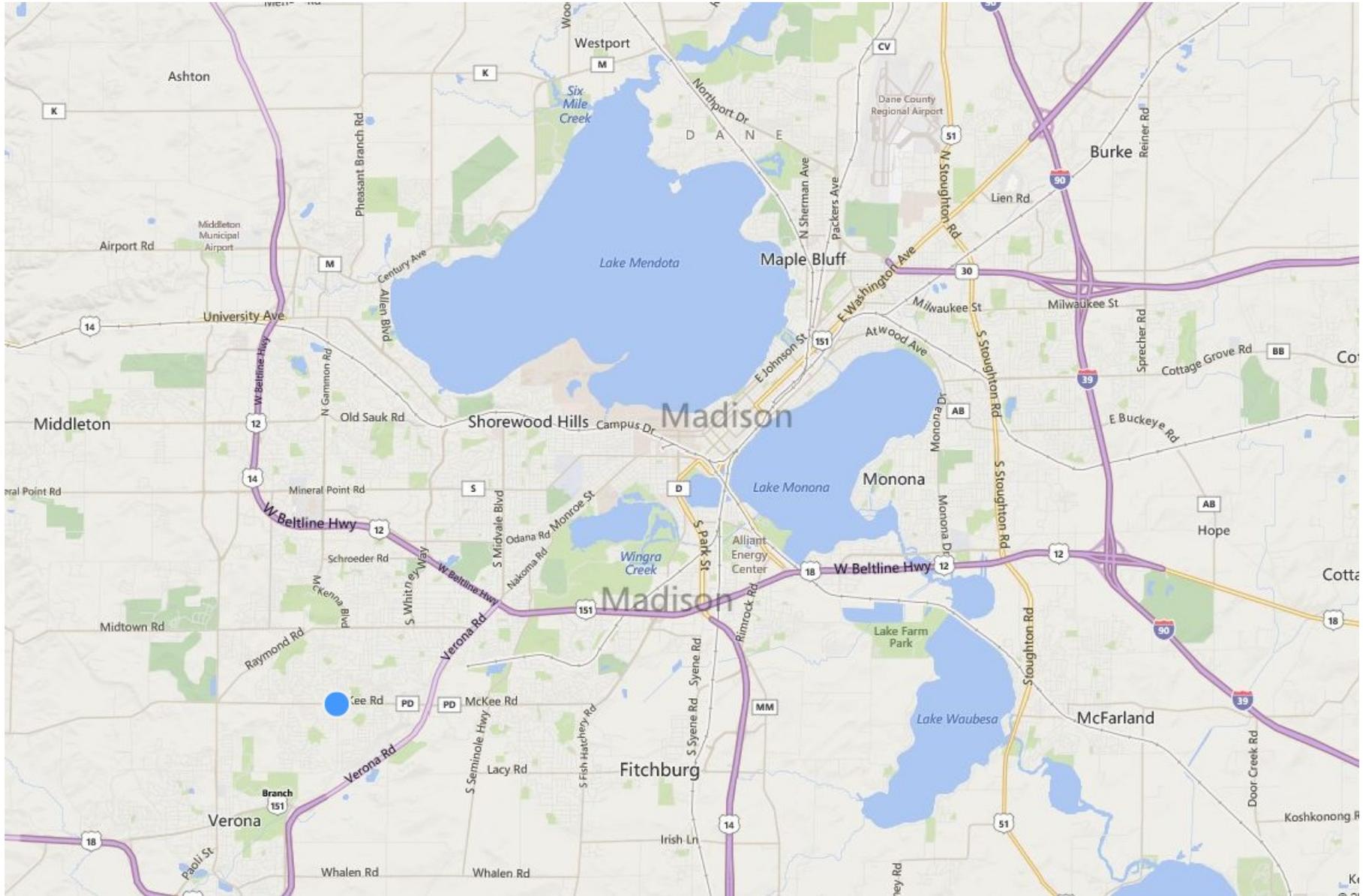
Maple Grove Commons

Project Site Location



Maple Grove Commons

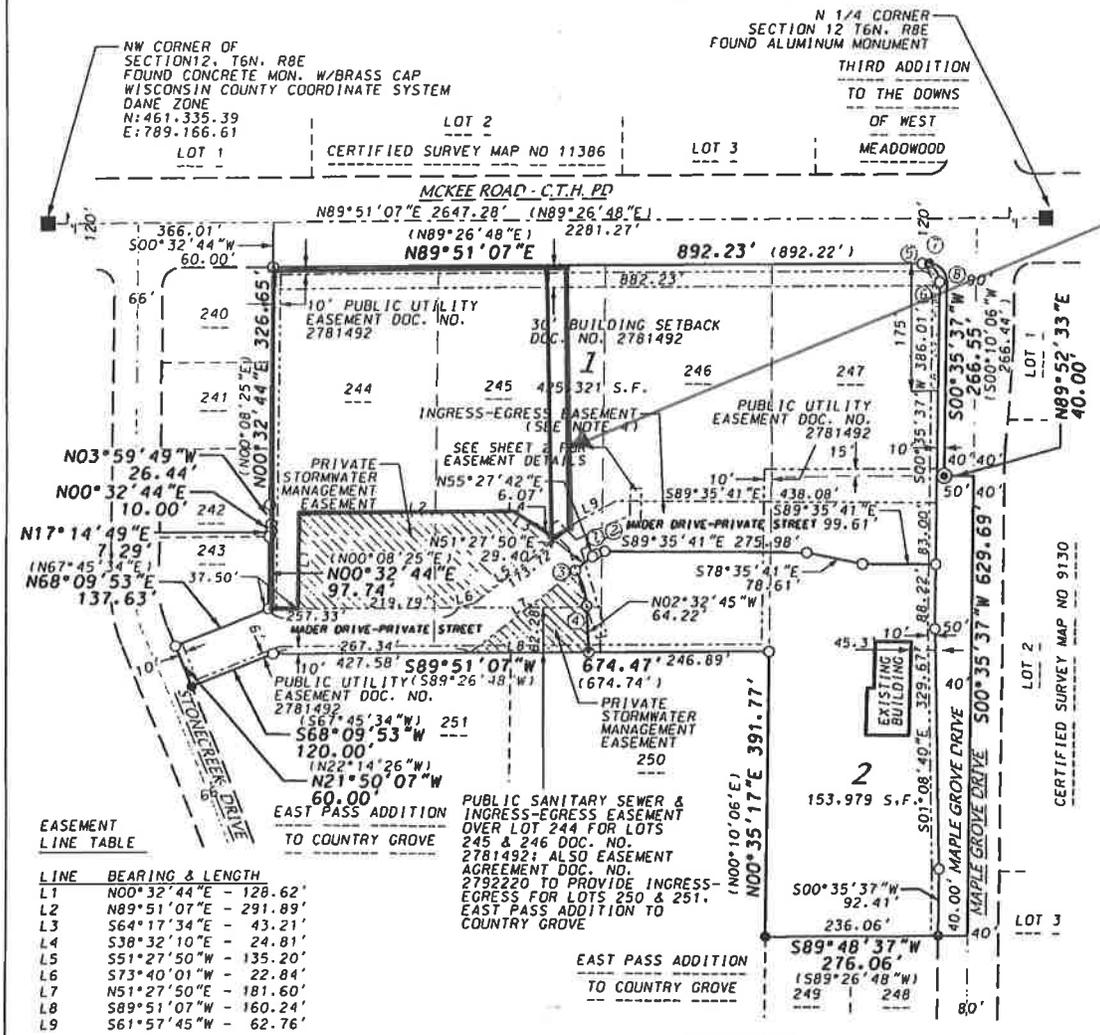
Project Site Location



**EXHIBIT A
TO
WB-13 VACANT LAND OFFER TO PURCHASE**

CERTIFIED SURVEY MAP

LOTS 245, 246, 247 AND PART OF LOT 244, EAST PASS ADDITION TO COUNTRY GROVE
AND A PARCEL OF LAND
LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 12, T6N, R8E,
CITY OF MADISON, DANE COUNTY, WISCONSIN



EASEMENT LINE TABLE

LINE	BEARING & LENGTH
L1	N00°32'44"E - 128.62'
L2	N89°51'07"E - 291.89'
L3	S64°17'34"E - 43.21'
L4	S38°32'10"E - 24.81'
L5	S51°27'50"W - 135.20'
L6	S73°40'01"W - 22.84'
L7	N51°27'50"E - 181.60'
L8	S89°51'07"W - 160.24'
L9	S61°57'45"W - 62.76'

PUBLIC SANITARY SEWER & INGRESS-EGRESS EASEMENT OVER LOT 244 FOR LOTS 245 & 246 DOC. NO. 2781492; ALSO EASEMENT AGREEMENT DOC. NO. 2792220 TO PROVIDE INGRESS-EGRESS FOR LOTS 250 & 251, EAST PASS ADDITION TO COUNTRY GROVE

EAST PASS ADDITION TO COUNTRY GROVE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	CURVE TABLE		CENTRAL ANGLE	TANGENT BEARING
			ARC (FEET)	CHORD BEARING		
1-2	20.50	12.31	12.50	N72°56'04"E	34°56'38"	3-S32°30'45"E
3-4	98.50	50.93	51.51	S17°31'38"E	29°57'48"	
5-6	25.00	35.58	39.59	S44°46'38"E	90°44'30"	
7-8	25.00	35.58	39.59	S44°46'38"E	90°44'30"	

LEGEND

- ⊙ Found 1-1/4" Iron Rebar
- Found 3/4" Iron Rebar
- Placed 3/4"x18" Iron Rebar Weighing 1.50 LBS./FT.
- () RECORDED AS
- NO VEHICULAR ACCESS

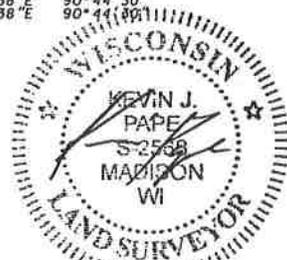
Public utility easement (10' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

BEARING REFERENCE:
GRID NORTH
WISCONSIN COUNTY
COORDINATE SYSTEM
DANE ZONE
NORTH LINE OF THE NW 1/4
SECTION 2, T6N, R8E
BEARS N89°51'07"E

Scale 1" = 200'



6/20/12

DATE: 01-09-12 REV. 06-18-12
F.N.: 10-07-101
C.S.M. NO. 13302
DOC. NO. 4883711
VOL. 84 SHEET 32

Private Road
to be
constructed
by Buyer

Budget Workbook

In addition to the Budget Workbook template that was completed and attached to the application, we have provided a detailed summary of the estimated development costs for the project. The Budget Workbook asked for the source of funds to be identified and designated as either Committed (C) or Proposed (P). The funding sources for the project are necessary to support the overall project's economics and feasibility. There are two specific areas where the AHI Funds provide direct support: 1) there are unusual site conditions that require additional costs as well as the need to construct a private road through the parcel; 2) AHI Funds help support the inclusion of the 30% AMI units, as the rental rates for those units are quite a bit lower when compared to the other affordable units. There are three sources of funds for the project and they are as follows:

1. First Mortgage	\$4,166,657
2. Tax Credit Equity	\$6,525,000
3. City of Madison AHI Funds	<u>\$1,250,000</u>
TOTAL SOURCES	\$11,941,657

The first mortgage was sized based on a Debt Coverage Ratio (DCR) of 1.20 at an interest rate of 6.00% amortized over 35 years. The tax credit equity was based on the assumption of receiving an award of \$725,000 x 10 years = \$7,250,000. Based on market conditions we are assuming that we will be able to obtain \$0.90 per \$1.00 of credits from a national tax credit investor. $\$7,250,000 \times \$0.90 = \$6,525,000$.

MAPLE GROVE COMMONS
Development Budget

	<u>COST</u>	<u>COST/UNIT</u>
<u>1. ACQUISITION</u>		
Land	960,000	12,000
Building		
<u>2. SITEWORK</u>		
Demolition	0	0
Land Improvements		
<u>3. HARD COSTS/CONSTRUCTION</u>		
New Construction	8,831,325	110,392
Rehabilitation		
Contingency		
FF&E	50,000	625
Other		
<u>4. CONSULTANTS</u>		
Architecture + Engineering	200,000	2,500
Legal - Real Estate Counsel	75,000	938
Legal - Lender Counsel	25,000	313
Market Study	8,000	100
Accounting + Cost Certification	15,000	188
Appraisal	7,500	94
Environmental/Soil Testing	10,000	125
Survey	5,000	63
Capital Needs Assessment		
Other		
<u>5. DEVELOPMENT FEE</u>		
Development Fee	1,100,000	13,750
<u>6. FINANCING COSTS</u>		
Construction Loan - Interest	67,681	846
Construction Loan - Fee	41,650	521
Permanent Financing - Fee	0	0
Bond Placement Fee		
Bond Remarketing Fee		
Issuer's Fee		
Trustee Fee		
Construction Period RE Taxes	2,500	31
Other		
<u>7. SOFT COSTS</u>		
Tax Credit Application Fee	40,000	500
Zoning/Use Application	3,000	38
Impact Fees	200,000	2,500
WHEDA 1st + 2nd Tier Review	10,000	125
Title + Recording	15,000	188
Other		
<u>8. RESERVES</u>		
Operating Reserve (6 MONTHS)	200,000	2,500
Initial Marketing Budget	75,000	938
Other	0	0
TOTAL DEVELOPMENT COSTS	11,941,657	149,271

MAPLE GROVE COMMONS
Development Team: Background & Experience

The Development Team for Maple Grove Commons is as follows:

1. Developer: Oakbrook Corporation
2. Property Manager: Oakbrook Corporation
3. Architect: Knothe & Bruce Architects
4. General Contractor: McGann Construction Inc.

The principal owner of Oakbrook Corporation is Michael L. Morey. The owner/developer experience comes through the experience of Oakbrook Corporation and its principals. These principals, and employees of Oakbrook Corporation, have over 40 years of extensive experience in the development, ownership, construction, rehabilitation and management of multifamily housing.

Collectively we have developed, owned and managed subsidized housing under the FHA 236, FmHA 515, HUD Section 23, HUD Section 8, FHA 221d(4), Section 42, and tax exempt bond programs. A substantial portion of our subsidized housing projects have been developed and financed through the Wisconsin Housing Finance Authority, Illinois Housing Development Authority, the Minnesota Housing Finance Authority, and the Colorado Housing Finance Authority.

We have been responsible for the development of 59 subsidized housing projects representing over 5,000 apartments and include properties that were 100% subsidized and properties that were 20% subsidized, as well as properties where the mixture of subsidized and unsubsidized units was somewhere in between. Over the past five years we have developed 154 units of affordable housing.

The following materials provide additional background on each member of the Development Team and their relevant project experience as it relates to the development, design, and construction of affordable multifamily housing.

**OAKBROOK CORPORATION
DEVELOPMENT EXPERIENCE
MULTIFAMILY**

	<u>Housing - Wisconsin</u>	<u>Description</u>	<u>City</u>
1.	Westfield Commons	18 units senior	Westfield
2.	Fall Creek Commons	18 units senior	Fall Creek
3.	Hometown Villages	14 units senior 18 units senior 16 units senior 18 units senior 14 units senior 14 units senior 18 units senior 22 units senior 22 units senior 22 units senior	Minong Mercer Centuria Loyal Rib Lake LaFarge Montello Muscoda Union Grove New Lisbon
4.	Parkridge Village	14 units senior	Boyd
5.	Romeis Millstream	61 units senior	Chippewa Falls
6.	Chippewa Duplexes	14 units senior	Chippewa Falls
7.	Romeis Millstream II	61 units senior	Chippewa Falls
8.	Southridge Village	20 units senior	Cadott
9.	Prairie du Chien Townhomes	28 units family	Prairie du Chien
10.	Scoville Center	150 units senior	Beloit
11.	Meadowview Village	44 units senior	Twin Lakes
12.	Kingston Court	12 units senior	Coloma
13.	Village Glen	24 units senior	Wisconsin Dells
14.	Union Grove Housing	40 units senior	Union Grove

15.	Statewide Housing	20 units family 12 units family 16 units family 24 units family 20 units family 40 units family 61 units senior	Black River Falls Boscobel Lancaster Monroe Richland Center Superior Reedsburg
16.	Dryden Terrace	100 units senior	Madison
17.	McMynn Tower	123 units senior	Racine
18.	Rivercrest Apartments	51 units senior 14 units senior 16 units senior	Prairie du Chien Soldiers Grove Gays Mills
19.	Lexington Court Townhomes	32 units family	Janesville
20.	Meadow Park Townhomes	40 units family	Madison
21.	Wyndgate Apartments	36 units senior	Berlin
22.	Riverview Village	36 units senior	Medford
23.	Meadow Square Townhomes	16 units family	Medford
24.	Berlin Family Housing	18 units family	Berlin
25.	Davlin Village Apartments	12 units senior 10 units family	Baraboo Baraboo
26.	Baraboo Housing	40 units senior 10 units family	Baraboo Baraboo
27.	Rice Lake Housing	40 units senior 10 units family	Rice Lake Rice Lake
28.	Southeastern Wisconsin	20 units senior 18 units family 16 units family 18 units family 50 units senior	East Troy East Troy Elkhorn Union Grove Cedarburg
29.	Knoll Crest Apartments	36 units senior 16 units family	Delafield
30.	Homes of Abbey Springs	200 condominiums	Lake Geneva
31.	Prospect Heights Apartments	24 units family	Platteville

32.	Monterey Apartments	240 market-rate units	Waukesha
33.	Hillcrest Apartments	60 market-rate units	Waukesha
34.	Coventry Apartments	190 market-rate units	Glendale
35.	Yankee Hill Apartments	350 market-rate units 345 indoor parking stalls	Milwaukee
36.	Park Glen Commons	110 units senior	Madison

Housing - Illinois

1.	Countryside Village	33 units senior 24 units senior 30 units senior 51 units senior	Mt. Morris Oregon Plano Yorkville
2.	Fieldcrest Village	21 units senior 20 units senior	Cambridge Orion
3.	The Fairways of Naperville	210 units	Naperville
4.	Oakridge Village	48 units senior 42 units family	Antioch
5.	Mary Allen West Tower	154 units senior	Galesburg
6.	Whiting Hall	60 units senior	Galesburg
7.	Countryside Village II	51 units senior 74 units senior	Yorkville Rochelle
8.	Lakewood Village	48 units family	Grayslake
9.	Lakewood Village	36 units family	Island Lake
10.	Dunton Tower	216 market-rate units 15,400 sq. ft. office & retail space	Arlington Heights
11.	Mary Allen West Tower	154 units, re-development	Galesburg

Housing - Minnesota

1.	Bridge Square Apartments	100 units senior	Anoka
2.	River Bend Housing	100 units family	Fergus Falls

3.	Charter Oak Townhomes	60 units family	Stillwater
4.	Ripple River Townhomes	32 units family	Aitkin
5.	Rouchleau Apartments	86 units senior	Virginia
6.	Alice Nettell Tower	156 units senior	Virginia
7.	Mill Pond View Apartments	66 units senior	Pelican Rapids
8.	Rustic Creek Townhomes	40 units family	Two Harbors
9.	Blooming Glen Townhomes	50 units family	Bloomington
10.	Virginia Family Housing	10 units family	Virginia

Housing – Colorado

1.	Uptown Village Apartments	411 units family 15,000 square feet office/retail space 690 car parking garage	Denver
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Property Name/Location

Property Description

Mixed Use

1.	Capitol Centre 300 West Dayton Street Madison, Wisconsin	150 market-rate apartments 200 subsidized apartments for low income seniors or handicapped persons; 217 stall private parking ramp, 620 stall public parking ramp; 25,000 square feet of office and retail space, 20,000 square foot Senior Citizen Center, landscaped plazas
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Oakbrook Corporation
Apartment Properties Currently Managed

Property Name & Location	Property Description	Income Restrictions
<u>Wisconsin</u>		
641 W Main Street Madison, Wisconsin	60 efficiencies, one, two, three and four bedroom apartments in a three-story brick building with an elevator and a community room. Managed since 1995.	62% (37 units) rented to households with less than 80% of median income.
Algonquin Manor Brown Deer, Wisconsin	80 one and two bedroom apartments designed for seniors in a two-story building. Includes community room, beauty salon, exercise room, and underground parking. Managed since 2000.	42% (33 units) rented to households with less than 60% of median income.
Balzer Wagon Works Sheboygan, Wisconsin	14 one and two bedroom flats and lofts designed for multifamily housing and 1800 square feet of office and retail space located in the heart of downtown Sheboygan. Managed since 1998.	85% (12 units) rented to households with less than 60% of median income.
Beerline B Milwaukee, Wisconsin	140 one, two and three bedroom apartments. Underground parking, business center, fitness center, pub and community room. Managed since 2011.	85% (119 units) rented to households with less than 60% of median income.
Bradley Crossing Brown Deer, Wisconsin	60 efficiency, one and two bedroom apartments in a four-story, wood frame building with underground parking, business center, fitness center and community room. 30 units set aside for special needs. Managed since 2012.	100% (60 units) rented to households with less than 60% of median income.
Bradley Manor Brown Deer, Wisconsin	51 one and two bedroom apartments designed for seniors in a two-story wood frame building. Includes community room, library, craft room and underground parking. Managed since 1996.	79% (40 units) rented to households with less than 60% of median income.
Brenwood Park Senior Apartments Franklin, Wisconsin	96 one and two bedroom apartments designed for seniors in a four-story building. Includes community room, exercise room, and underground parking. Managed since 2000.	86% (82 units) rented to households with less than 60% of median income.
Brenwood Park Senior Apartments Phase II, Franklin, Wisconsin	62 one and two bedroom apartments designed for seniors. Includes community center, bank, beauty shop, craft & hobby room, guest suite, exercise room, elevator service, and surface and underground parking. Managed since 2002.	75% (46 units) rented to households with less than 60% of median income.
Brookstone Commons Neenah, Wisconsin	52 one and two bedroom apartments designed for seniors in a three-story wood frame building. Includes community room, library, craft room and underground parking. Managed since 2004.	90% (47 units) rented to households with less than 60% of median income.
City Center New Berlin, Wisconsin	102 one, two and three bedroom apartments. Underground parking, business center, fitness center and community room. Managed 3 Buildings since 2012.	89% (91 units) rented to households with less than 60% of median income.
Country View Wauwaukee, Wisconsin	42 one and two bedroom apartments designed for seniors including community room and parking. Managed since 2004.	94% (39 units) rented to households with less than 50% of median income.
Courtyard Apartments Grand Chute, Wisconsin	61 apartments designed for seniors in a three-story building. Includes community room and underground parking. Managed since 2005.	85% (52 units) rented to households with less than 60% of median income.
Courtyard Apartments West Allis, Wisconsin	63 one and two bedroom apartments designed for seniors in a two-story, wood frame building with underground parking. Managed since 1995.	100% (63 units) rented to households with less than 60% of median income.

Property Name & Location	Property Description	Income Restrictions
Coventry Apartments Glendale, Wisconsin	190 multi-family apartments in two, three, & four-story buildings. 5000 square foot clubhouse with pool, exercise room, party room, security system, and garage parking for 256 cars. Managed since 1987.	20% (38 units) rented to households with less than 80% of median income.
Cudahy I, II, & III Cudahy, Wisconsin	144 one and two bedroom apartments designed for seniors in a three-story wood frame building with elevator and community room. Managed since 1995.	92% (132 units) rented to households with less than 60% of median income.
Deer Creek Village Apartments New Berlin, Wisconsin	145 one and two bedroom luxury apartments designed for seniors in a three-story building. Includes community room, craft room, exercise room, and underground parking. Managed since 2001.	69% (100 units) rented to households with less than 60% of median income.
Deer Run Portage, Wisconsin	32 one and two bedroom apartments designed for seniors with a community room, garage, and elevator in a three-story building. Managed since 1995.	97% (31 units) rented to households with less than 50% of median income.
The Enclave Wauwatosa, Wisconsin	192 multi-family apartments in two, three, & four-story buildings. 5000 square foot clubhouse with pool, exercise room, party room, security system, and underground parking. Managed since 2011.	None.
Fairway Glen Monona, WI	56 studio, one, two and three bedroom multifamily apartments. Includes exercise room, party room, security system, and underground parking.	None.
Hamilton Place Sun Prairie, Wisconsin	240 one, two, and three bedroom multifamily apartments. Managed since 2001.	72% (172 units) rented to households with less than 60% of median income.
Harborside Commons Kenosha, WI	89 one and two bedroom apartments designed for seniors. Includes underground parking and a community room. Managed since 2011.	91% (81 units) rented to households with less than 60% of median income.
Henry Jung Apartments Sheboygan, Wisconsin	52 one and two bedroom multifamily apartments and 1300 square feet of office and retail space with exposed brick interior, brick walls, wood columns and tall ceilings accented by wood beams. Managed since 1998.	65% (34 units) rented to households with less than 60% of median income.
Heritage East Troy East Troy, Wisconsin	50 one and two bedroom apartments designed for seniors. Includes community room and underground parking. Managed since 2010.	20% (10 units) rented to households with less than 60% of median income.
Heritage Middleton Middleton, Wisconsin	56 one and two bedroom apartments designed for seniors with underground parking, community pub, overnight guest suite, beauty salon, fitness center, library, community room, fully equipped kitchens, granite countertops. Managed since 2012.	84% (47 units) rented to households with less than 60% median income.
Heritage Monona Monona, Wisconsin	88 one and two bedroom apartments designed for seniors with underground parking, community pub, overnight guest suite, beauty salon, fitness center, library, community room, fully equipped kitchens, granite countertops. Managed since 2008.	63% (55 units) rented to households with less than 60% median income.
Heritage at City Center New Berlin, WI	34 one and two bedroom apartments designed for seniors with underground parking, beauty salon, community room, exercise room and library. Managed since 2012.	93% (31 units) rented to households with less than 60% median income.
Heritage West Allis West Allis, Wisconsin	122 one and two bedroom apartments designed for seniors with underground parking, community pub, overnight guest suite, beauty salon, fitness and business center, community room, fully-equipped kitchens, granite countertops. Managed since 2008.	64% (78 units) rented to households with less than 60% median income.

Property Name & Location	Property Description	Income Restrictions
Hide House Lofts Milwaukee, Wisconsin	60 one, two and three bedroom apartments. Underground parking, business center, fitness center, pub and community room. Managed since 2010.	100% (60 units) rented to households with less than 60% of median income.
Highlands South Waukesha, Wisconsin	62 one, two, and three bedroom multifamily apartments in a three-story building. Managed since 2003.	88% (54 units) rented to households with less than 60% of median income.
Hillcrest Apartments Beloit, Wisconsin	67 apartments designed for seniors in a three-story building. Includes community room and underground parking. Managed since 2005.	100% (67 units) rented to households with less than 60% of median income.
Historic Lincoln Mills Historic Ravine Mills Mills Phase II Appleton, Wisconsin	188 two and three bedroom, multifamily apartments with spectacular floor plans and views of the Fox River. Underground parking and elevator. Managed since 1995.	None.
Mill Pond Menominee Falls, WI	85 one bedroom apartments designed for seniors. Community building, beauty salon, exercise room, guest suite and surface parking. Managed since 2012.	100% (85 units) rented to households with less than 60% of median income.
Lakefront Manor & Villas Oshkosh, Wisconsin	66 one and two bedroom apartments designed for seniors. Community building, beauty salon, exercise room, guest suite and underground and surface parking. Managed since 2002.	87% (57 units) rented to households with less than 60% of median income.
Lawton Foundry Apartments DePere, Wisconsin	70 one and two bedroom flats and townhouses designed for multifamily housing each having their own unique floor plan. Managed since 1998.	13% (9 units) rented to households with less than 60% of median income.
Leopold Place Sun Prairie, Wisconsin	Phase I, 50 studio, one and two bedroom apartments in a three-story building with party room, pool, fitness center, business center and underground parking. Managed since 2007. Total of 134 units after Phases II and III are completed.	None.
Leverenz 8th Street Lofts Sheboygan, Wisconsin	24 one and two bedroom multifamily apartments and 1770 square feet of office and retail space with a rooftop garden view of Lake Michigan. Managed since 1998.	56% (14 units) rented to households with less than 60% of median income.
Lexington Village Greenfield, Wisconsin	120 one and two bedroom apartments designed for seniors in a three-story wood frame building with community room. Free underground parking, abundant surface parking and two elevators. The development also includes a beauty salon, guest suite and fitness center. Managed since 1998.	90% (108 units) rented to households with less than 60% of median income.
Lincoln Court Mt. Horeb, Wisconsin	25 one and two bedroom apartments designed for seniors overlooking Liberty Park. Located near shopping. Managed since 2009.	100% (25 units) rented to households with less than 60% median income.
Lincoln School Waupun, Wisconsin	45 two bedroom multifamily apartments in a three-story wood frame building. Managed since 1995.	80% (36 units) rented to households with less than 50% of median income.
Lincoln Village Senior Apartments Port Washington, Wisconsin	48 one and two bedroom apartments designed for seniors. Community room, exercise room, guest suite, underground parking, and a controlled access entry system. Managed since 2002.	90% (43 units) rented to households with less than 60% of median income.
London Square Eau Claire, Wisconsin	56 one and two bedroom apartments designed for seniors in a wood frame building with elevator, community room and garages. Managed since 1995.	88% (49 units) rented to households with less than 60% of median income.

Property Name & Location	Property Description	Income Restrictions
Madison Place Beaver Dam, Wisconsin	62 one and two bedroom apartments designed for seniors. Community room, exercise room and heated underground parking. Managed since 2010.	88% (55 units) rented to households with less than 60% of median income.
Maple Tree Ripon, Wisconsin	44 two bedroom multifamily apartments in a two-story building. Managed since 1995.	90% (39 units) rented to households with less than 50% of median income.
Maria Linden Milwaukee, Wisconsin	72 one and two bedroom apartments designed for seniors. Community room, chapel, exercise room, guest suite, underground parking, and a controlled access entry system. Managed since 2012.	85% (61 units) rented to households with less than 60% of median income.
Marquette Manor South Milwaukee, Wisconsin	74 apartments in a three-story building. Underground parking, community room, craft room, and exercise room. Managed since 2001.	44% (32 units) rented to households with less than 60% of median income.
Mayville Heights Mayville, Wisconsin	43 one and two bedroom apartments designed for seniors in three-story, wood frame building with detached garages and community room. Managed since 1995.	89% (38 units) rented to households with less than 60% of median income.
McAuley Apartments Milwaukee, WI	46 efficiency, one and two bedroom apartments in a four-story, wood frame building with underground parking, business center, fitness center and community room. Managed since 2008.	91% (42 units) rented to households with less than 60% of median income.
Mill View Kiel, Wisconsin	24 one and two bedroom apartments designed for seniors in a two-story wood frame building with community room and elevator. Managed since 1995.	100% (24 units) rented to households with less than 50% of median income. Rent is based on 30% of household income.
Oakwood Homes Eau Claire, Wisconsin	63 one, two, and three bedroom apartments designed for seniors in a three-story wood frame building. Managed since 1995.	100% (63 units) rented to households with less than 60% of median income.
Park Glen Commons Madison, Wisconsin	110 apartments designed for seniors in a three-story wood frame building with masonry exterior and underground parking. Managed since 2004.	45% (50 units) rented to households with less than 60% of median income.
Park Place Reedsburg, Wisconsin	48 one and two bedroom apartments designed for seniors. Community room, guest suite, exercise/craft room, underground and surface parking, elevator service, and controlled access entry system. Managed since 2011	90% (43 units) rented to households with less than 60% of median income.
Parkside Commons Glendale, WI	100 one and two bedroom apartments designed for seniors. Includes community room, individual garages, fitness center and security system.	100% (100 units) rented to households with less than 60% of median income.
Parkside Senior Apartments Delavan, Wisconsin	46 apartments designed for seniors in a three-story building. Includes community room and underground parking. Managed since 2004.	94% (43 units) rented to households with less than 60% of median income.
Parkside Senior Apartments Hartford, Wisconsin	50 apartments designed for seniors in a three-story building. Includes community room and underground parking. Managed since 2000.	100% (50 units) rented to households with less than 60% of median income.
Parkview Apartments I Caledonia, Wisconsin	73 apartments designed for seniors in a three-story building. Community room, craft room, exercise room, beauty salon, and overnight suite for guests and underground parking. Managed since 2000.	91% (66 units) rented to households with less than 60% of median income.

Property Name & Location	Property Description	Income Restrictions
Parkview Apartments II Caledonia, Wisconsin	73 apartments designed for seniors in a three-story building. Community room, craft room, exercise room, beauty salon, and overnight suite for guests and underground parking. Managed since April 2005.	80% (58 units) rented to households with less than 60% of median income.
Parkview Apartments III Caledonia, Wisconsin	73 apartments designed for seniors in a three-story building. Community room, craft room, exercise room, beauty salon, and overnight suite for guests and underground parking. Managed since April 2005.	100% (73 units) rented to households with less than 60% of median income.
Parkview I Pardeeville, Wisconsin	20 one and two bedroom apartments designed for seniors. Managed since 1995.	90% (18 units) rented to households with less than 50% of median income.
Parkview II Pardeeville, Wisconsin	16 one and two bedroom apartments in a two-story, wood frame building. Managed since 1995.	88% (14 units) rented to households with less than 50% of median income.
Parmenter Circle Middleton, Wisconsin	50 studio, one, two and three bedroom apartments in a four-story building with business center and underground parking. Managed since 2007.	80% (40 units) rented to households with less than 60% median income.
Pinkerton Properties Madison, Wisconsin	21 apartments in scattered flats and apartment buildings in the downtown isthmus area. Managed since 1999.	None.
Port Edwards I – Ripple Creek Port Edwards, Wisconsin	14 one, two and three bedroom apartments designed for seniors in a single-story building. Managed since 1995.	86% (12 units) rented to households with less than 50% of median income.
Port Edwards II – Ripple Creek Port Edwards, Wisconsin	16 one, two and three bedroom multifamily apartments in a two-story, wood frame building. Managed since 1995.	88% (14 units) rented to households with less than 50% of median income.
River Bend Senior Apartments West Bend, Wisconsin	52 apartments designed for seniors in two three-story buildings. Community room and underground parking. Managed since 2000.	100% (52 Units) rented to households with less than 60% of median income.
Riverplace Apartments Janesville, Wisconsin	44 apartments designed for seniors in a three-story buildings. Community room and underground parking. Managed since 2004.	89% (39 units) rented to households with less than 60% of median income.
Sacred Heart Hales Corners, Wisconsin	130 one and two bedroom apartments designed for seniors in a four-story building. Includes community room, exercise room, chapel, additional meal program and underground parking. Managed since 2012.	20% (12 units) rented to households with less than 50% of median income.
Schuster Lofts Milwaukee, WI	95 studio, one and two bedroom apartments in downtown Milwaukee. Managed since 2010.	83% (78 units) renter to households with less that 60% of median income.
Sheboygan Falls, Brickner Sheboygan Falls, Wisconsin	34 one and two bedroom multifamily apartments in a historically rehabilitated three-story building with surface parking. Managed since 1995.	92% (31 units) rented to households with less than 60% of median income.
Sherman Glen Madison, Wisconsin	98 one and two bedroom apartments designed for seniors in a three-story wood frame building with community room. Managed since 1997.	100% (98 units) rented to households with less than 60% of median income.
Silver Creek Village Apartments Glendale, Wisconsin	65 one and two bedroom apartments designed for seniors in a three-story building. Community room, beauty salon, exercise room and underground parking. Managed since 2000.	42% (27 units) rented to households with less than 60% of median income.

Property Name & Location	Property Description	Income Restrictions
Spring Brook Burlington, Wisconsin	48 one and two bedroom apartments designed for seniors in a two-story wood frame building with community room. Managed since 1998.	100% (48 units) rented to households with less than 60% of median income.
Sunrise Village Senior Apartments South Milwaukee, Wisconsin	48 one and two bedroom apartments designed for seniors in one three-story building. Community room and underground parking. Managed since 2000.	90% (43 units) rented to households with less than 60% of median income.
Sussex Mills Sussex Mills, Wisconsin	60 one and two bedroom apartments designed for seniors in a two-story building with senior center, nutrition center, and underground parking. Managed since 1995.	100% (60 units) rented to households with less than 60% of median income.
The Berkshire Grafton Grafton, Wisconsin	66 one and two bedroom apartments designed for seniors. Community room, guest suite, exercise/craft room, underground and surface parking, elevator service, and controlled access entry system. Managed since 2002.	89% (58 units) rented to households with less than 60% of median income.
The Berkshire Greendale Greendale, Wisconsin	90 one and two bedroom apartments designed for seniors. Community room, guest suite, exercise/craft room, underground and surface parking, elevator service, and controlled access entry system. Managed since 2011.	84% (76 units) rented to households with less than 60% of median income.
The Berkshire Kensington Waukesha, WI	177 studio, one and two bedroom apartments designed for seniors. Community Room, beauty salon, fitness center and underground heated parking. Managed since 2010.	88% (157 units) rented to households with less than 60% of median income.
The Berkshire West Allis West Allis, Wisconsin	80 one and two bedroom apartments designed for seniors. Community room, guest suite, exercise/craft room, underground and surface parking, elevator service, and controlled access entry system. Managed since 2004.	100% (80 units) rented to households with less than 60% of median income.
The Berkshire Sunset Waukesha, Wisconsin	78 one and two bedroom apartments designed for seniors in a three-story building. Community room, guest suite, exercise/craft room, underground and surface parking, elevator service, and controlled access entry system. Managed since February 2005.	100% (78 units) rented to households with less than 60% of median income.
The Berkshire Oconomowoc Oconomowoc, Wisconsin	80 one and two bedroom apartments designed for seniors in a three-story building. Community room, guest suite, exercise/craft room, underground and surface parking, elevator service, and controlled access entry system. Open March 2006.	100% (80 units) rented to households with less than 60% of median income.
The Cottages McFarland, Wisconsin	72 one and two bedroom apartments in five buildings with private entrances, garages, and community building. Managed since 1995.	60% (43 units) rented to households with less than 60% of median income.
The Landings Waupun, Wisconsin	64 one, two, and three bedroom apartments in two-story wood frame buildings. Managed since 1995.	100% (64 units) rented to households with less than 60% of median income.
Timber Trails Wisconsin Rapids, Wisconsin	64 one, two and three bedroom multifamily apartments in two-story wood frame buildings with detached garages. A mix of direct entry & common entry. Managed since 1995.	100% (64 units) rented to households with less than 60% of median income.
Vandenburg Heights Sun Prairie, Wisconsin	68 three and four bedroom multifamily duplexes with carports and community room. Managed since 1995.	83% (56 units) rented to households with less than 60% of median income.
Verona Sugar Creek Verona, Wisconsin	61 apartments designed for seniors in a three-story building. Includes community room and underground parking. Managed since 2005.	84% (51 units) rented to households with less than 60% of median income.

Property Name & Location	Property Description	Income Restrictions
Village Plaza Apartments Paddock Lake, Wisconsin	24 apartments designed for seniors in a single-story building. Managed since 1993.	100% (24 units) rented to households with less than 50% of median income.
Wall Street Janesville, Wisconsin	32 two and three bedroom apartments in a two-story wood frame building with common hallway entry and surface parking. Managed since 1995	100% (32 units) rented to households with less than 60% of median income.
Water Tower Place Beloit, Wisconsin	77 one and two bedroom apartments with river views. Mixed-use facility with approximately 8,000 square feet of commercial space. Managed since 1995.	82% (63 units) rented to households with less than 60% of median income.
Wesley Avenue Apartments Janesville, Wisconsin	40 apartments designed for seniors in a three-story building. Includes community room and underground parking. Managed since 2005.	85% (34 units) rented to households with less than 60% of median income.
Williamstown Bay Deforest, Wisconsin	34 one and two bedroom apartments designed for seniors in a two-story, wood frame building with community room and elevator. Managed since 1995.	100% (34 units) rented to households with less than 60% of median income.
Williamstown Bay McFarland, Wisconsin	40 one and two bedroom apartments designed for seniors in a two-story wood frame building with community room and elevator. Managed since 1995.	100% (40 units) rented to households with less than 60% of median income.
Williamstown Bay East Madison, Wisconsin	26 one and two bedroom apartments designed for seniors in a two-story, wood frame building with elevator and community room. Managed since 1995.	93% (24 units) rented to households with less than 60% of median income.
Windsong Kenosha, Wisconsin	120 one, two, and three bedroom multifamily apartments in two-story wood frame buildings with central clubhouse and waterscaped grounds. Managed since 1995.	70% (84 units) rented households with less than 60% of median income.
Wood View Apartments Muskego, Wisconsin	24 one and two bedroom apartments designed for seniors in a two-story building. Community room and underground parking. Managed since 2000.	100% (24 units) rented to households with less than 60% of median income.
Woodside Terrace Apartments Beloit, Wisconsin	120 one and two bedroom apartments designed for seniors and families in three two-story wood frame buildings. Managed since 2007.	100% (120 units) rented to households with less than 50% of median income. Rent on 30% of household income.
Yankee Hill Apartments Milwaukee, Wisconsin	349 apartments in two high-rise buildings and street level townhomes. Each tower has an indoor pool, whirlpool, sauna, exercise room, party room, and security system. The property has garage parking for 354 cars. Managed since 1987.	20% (70 units) rented to households with less than 80% of median income.

Total Wisconsin – 97 Properties, 7021 Units

Property Name & Location	Property Description	Income Restrictions
<u>Illinois</u>		
Countryside Village Plano, Illinois	30 apartments designed for seniors in one three-story building. Community room and adjacent surface parking. Managed since 1987.	100% (30 units) rented to households with less than 50% of median income. Rent is based on 30% of household income.
Countryside Village Mount Morris, Illinois	33 apartments designed for seniors in one three-story building. Community room and adjacent surface parking. Managed since 1987.	100% (33 units) rented to households with less than 50% of median income. Rent is based on 30% of household income.
Countryside Village Oregon, Illinois	24 apartments designed for seniors in one three-story building. Community room and adjacent surface parking. Managed since 1987.	100% (24 units) rented to households with less than 50% of median income. Rent is based on 30% of household income.
Countryside Village Yorkville, Illinois	51 apartments designed for seniors in one three-story building. Community room and adjacent surface parking. Managed since 1987.	100% (51 units) rented to households with less than 50% of median income.
Fairways Naperville, Illinois	210 apartments in thirteen two-story buildings. Clubhouse with exercise room, saunas, swimming pool, tennis courts, and intercom security system. Managed since 1987.	None
Mary Allen West Tower Galesburg, Illinois	154 apartments designed for seniors in a fourteen story high-rise building with community room and surface parking. Managed since 1987.	100% (154 units) rented to households with less than 50% of median income. Rent is based on 30% of household income.
Whispering Hills Port Byron, IL	72- 1 and 2 bedroom units designed for multi-family housing including a community room and parking in a beautifully wooded area. Managed since 2011.	100% (72 units) rented to households with less than 60% of median income.
Wildberry Village Rockford, IL	60 - 2 and 3 bedrooms units designed for multi-family housing. Managed since 2013.	100% (60 units) rented to households with less than 60% of median income.
Woodstock Commons Woodstock, Illinois	170- 1, 2 and 3 bedroom units designed for multi-family housing including a community room and parking. Managed since 2007.	92% (156 units) rented to households with less than 60% of median income.
Woodstock Senior Lane Woodstock, Illinois	42- 1 and 2 bedroom units designed for seniors, including a community room and parking. Managed since 2007.	86.61% (36 units) rented to households with less than 60% of median income.

Total Illinois – 10 Properties, 846 Units

Iowa

Cornerstone Commons Johnston, Iowa	62 one and two bedroom units designed for seniors. Includes community center, Beauty Shop, exercise room, library and underground parking. Managed since 2012	89% (55 units) rented to households with less than 60% of median income.
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Total Iowa - 1 Property - 62 units

108 Total Properties, 7,929 Units



knothe ■ bruce
ARCHITECTS

608.836.3690
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Middleton, WI 53562

Firm Profile



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 nearly 40 years of experience to each project that we do. Our 9 licensed architects and 3 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.

Services

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

Licensed Professional Architect

Wisconsin
Colorado
Illinois
Iowa
Minnesota

Membership & Affiliations

The American Institute of Architects
Professional Member

US Green Building Council (USGBC) LEED
Accredited Professional
Professional Member

National Association of Home Builders
Associate Member

Madison Area Builders Association
Associate Member

National Council of Senior Housing
Professional Member

STAFF

J. Randolph Bruce, AIA

Managing Member
Knothe Bruce Architects, LLC



Principle In-Charge

*Master of Architecture degree from the University of Illinois
BBA degree from University of Wisconsin.*

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 housing experience he excels at defining client expectations, and balancing functional or business objectives with project requirements, schedule, and budget constraints. These responsibilities continue through the leadership of master planning, conceptual design, schematic design, and design development to project architecture.

Project Experience

On the Boards- City View, Madison, WI
On the Boards- The Waterfront, Madison, WI
On the Boards- Theta Chi, Madison, WI
2013- Vantage Point, Madison, WI
2013- X-01, Madison, WI
2012 - Empire Photo, Madison, WI
2012 - Parman Place, Madison, WI
2011 - City Row Apartments, Madison, WI
2011 - The Overlook at Hilldale, Madison, WI
2010 - The Depot Apartments, Madison, WI
2010 - The Overlook at Midtown, Madison, WI
2010 - Baldwin Corners, Madison, WI
2009 - Grand Central Apartments, Madison, WI
2009 - Telluride, Iowa City, IA
2008 - Watercrest, Madison, WI
2008 - Park Central Apartments, Madison, WI
2006 - The Equinox, Madison, WI
2006 - Cortland Commons, Madison WI

Awards

City Row

2012 ABC Project of Distinction Award for Green Building Practices

Wesley Foundation

2011 Historic Preservation Award for Commercial Rehabilitation

The Depot Apartments

2011 ABC Projects of Distinction Award for Commercial Over \$10 Million.

Baldwin Corners

2010 ABC Projects of Distinction Award for Commercial

Grand Central

2009 ABC Projects of Distinction Award for Commercial Over \$10 Million

2010 In Business Magazine Award for Best New Development or

Renovation - Residential .

Water Crest Condominiums

2008 ABC Projects of Distinction Award for Concrete

The Equinox Apartments

2006 ABC Projects of Distinction Award for Residential (Multi-unit)

Prairie Park Senior Apartments

2004 National Council on Senior Housing Gold Achievement Award

2004 Associated General Contractors of America "Build Wisconsin Award"

Donald A. Schroeder, AIA
Member
Knothe Bruce Architects, LLC



Architect Designer

B.S. in Architecture from North Dakota State University

Don Schroeder is a partner at Knothe & Bruce Architects, LLC and leads the design team. His 20 years of housing experience 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 aesthetically pleasing buildings. His extensive experience in all construction practices has resulted in consistently successful projects of all types and scale, and have won him the respect of his colleagues and many loyal clients. Having designed several award-winning projects, Don is skilled at leading as well as listening.

Project Experience

- On the Boards- City View, Madison, WI*
- On the Boards- The Waterfront, Madison, WI*
- On the Boards- Theta Chi, Madison, WI*
- 2013- Vantage Point, Madison, WI*
- 2013- X-01, Madison, WI*
- 2012 - Empire Photo, Madison, WI*
- 2012 - Parman Place, Madison, WI*
- 2011 - City Row Apartments, Madison, WI*
- 2011 - The Overlook at Hilldale, Madison, WI*
- 2010 - The Depot Apartments, Madison, WI*
- 2010 - The Overlook at Midtown, Madison, WI*
- 2010 - Baldwin Corners, Madison, WI*
- 2009 - Grand Central Apartments, Madison, WI*
- 2009 - Telluride, Iowa City, IA*
- 2008 - Watercrest, Madison, WI*
- 2008 - Park Central Apartments, Madison, WI*
- 2006 - The Equinox, Madison, WI*
- 2006 - Cortland Commons, Madison WI*

Awards

City Row

2012 ABC Project of Distinction Award for Green Building Practices

Wesley Foundation

2011 Historic Preservation Award for Commercial Rehabilitation

The Depot Apartments

2011 ABC Projects of Distinction Award for Commercial Over \$10 Million.

Baldwin Corners

2010 ABC Projects of Distinction Award for Commercial

Grand Central

2009 ABC Projects of Distinction Award for Commercial Over \$10 Million

2010 In Business Magazine Award for Best New Development or Renovation

- Residential

Water Crest Condominiums

2008 ABC Projects of Distinction Award for Concrete

The Equinox Apartments

2006 ABC Projects of Distinction Award for Residential (Multi-unit)

Prairie Park Senior Apartments

2004 National Council on Senior Housing Gold Achievement Award

2004 Associated General Contractors of America "Build Wisconsin Award"

STAFF

Kevin Burow, AIA, LEED A.P.

Member
Knothe Bruce Architects, LLC

Architect

B.S. in Architecture from University of Wisconsin-Milwaukee

Kevin Burow is a Design Architect at Knothe & Bruce Architects, LLC, and has over 18 years of experience designing, planning and overseeing the construction of a wide variety of project types. These include housing projects including student, multifamily and senior housing, complex commercial office buildings and office suites, health care clinics, financial institutions, educational facilities, retail stores, restaurants, and indoor waterpark resorts. He has done work in several different states across the country and has established prototype designs that clients can take into many different markets.



Greg Held, AIA, CSI

Member
Knothe Bruce Architects, LLC

Architect

B.S. in Construction Administration from University of Wisconsin-Platteville

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



Design Approach

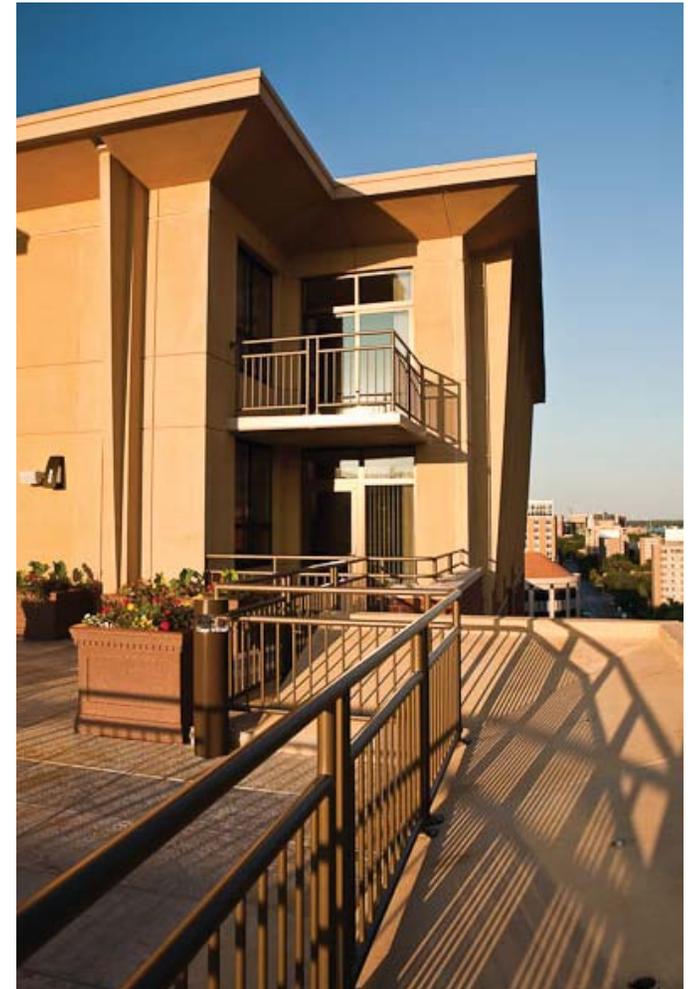
We look forward to being part of a team of professionals that will bring thoughtful and creatively designed housing to the Madison area. With extensive experience in all types of housing, Knothe & Bruce is committed to providing you with attractive, flexible, functional and innovative design solutions.

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 neighbourhood 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.



Project: The Overlook at Hilldale
Activities: Architectural design of 96-Unit four story affordable housing development
Status: Completed

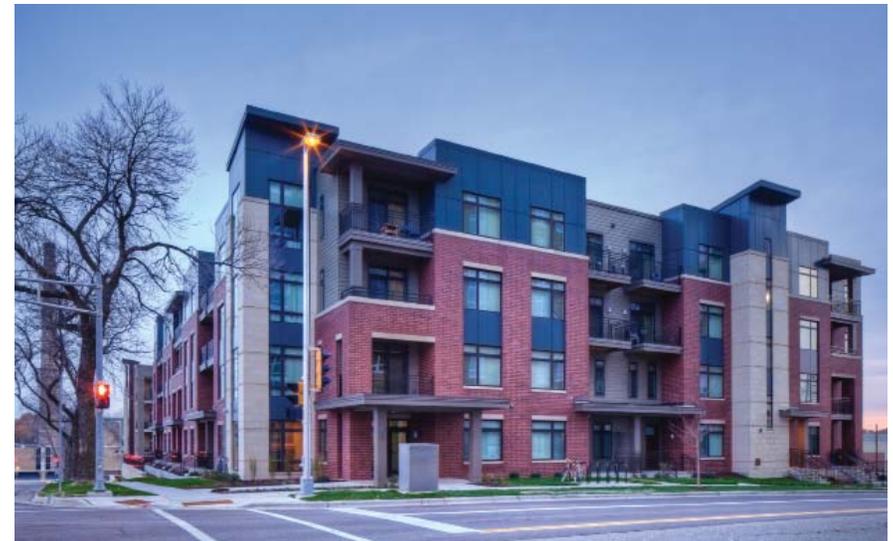
Description: The Overlook at Hilldale, located in Madison, Wisconsin, consists of two linked 4-story apartment buildings with 96 units. The buildings step down a sloped site with flat roofs. The high-quality exterior materials are a combination of masonry, fiber-cement board siding and metal panels. 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

Reference/Owner: Helen Bradbury
Stone House Development
625 N. Segoe Rd. Suite 107
Madison, WI 53705
608.251.6000
HBradbury@stonehousedevelopment.com



Project: The Depot Apartments
Project Cost: \$10,000,000
Activities: Architectural design of 82 Unit, urban infill housing development
Status: Completed

Description: 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 three-story, four-story, and five-story building. The latter features ground-floor commercial space that includes a CVS Pharmacy with a drive-thru window. 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.

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

Contractor: Stevens Construction
5100 Eastpark Boulevard
Madison, WI 53718

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



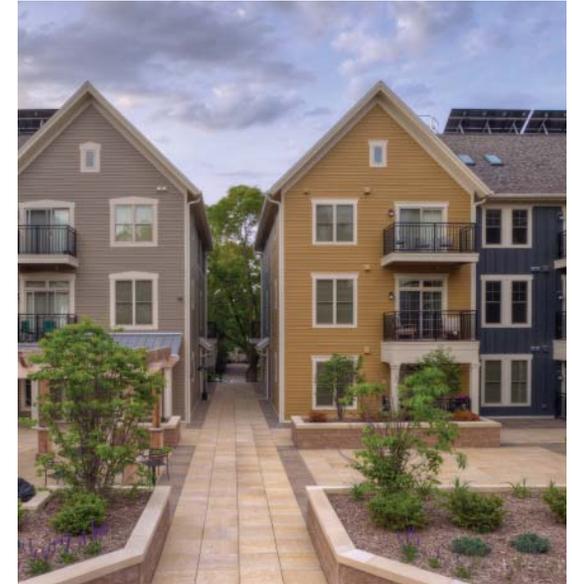
Project: City Row Apartments
Activities: Architectural design of 83-Unit, four story affordable housing development
Status: Completed

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 storm water 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 Construction

Reference/Owner: Helen Bradbury
Stone House Development
625 N. Segoe Rd. Suite 107
Madison, WI 53705
608.251.6000
HBradbury@stonehousedevelopment.com



Project: 1001 University
Project Cost: \$16,000,000
Activities: Architectural design of 79 Unit eight story housing development
Status: Completed

Description: This redevelopment consists of an 8 story residential building and includes 79 student housing units on the UW-Madison campus. Units range in size from one to five bedroom apartments. The redevelopment also includes the relocation and preservation of a 1930's masonry chapel, St. Francis House. The new apartments are responsive to the surrounding neighborhood, which poses unique challenges of tying academic and religious buildings with a variety of architectural styles. The development is sensitive to the solar impacts and view lines to the neighboring church and bell tower.

The building is a post-tensioned concrete structure with two levels of under-building parking. The contemporary exterior skin is a combination of stone, metal panels, and spandrel glazing. Metal balconies and railings articulate the facade and create usable open space for the residents.

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

Contractor: Stevens Construction
5100 Eastpark Boulevard
Madison, WI 53718

Reference/Owner: Brad Zellner
LZ Ventures
1022 W. Johnson St.
Madison, WI 53715
(608-) 444-1068
bzellner@me.com



Project: Vantage Point

Project Cost: \$12,000,000

Activities: Architectural Design of 65 Unit 8 story housing development

Status: Complete 2013

Description: The project consists of 65 apartments. The building is designed to fit within the immediate context defined by a mix of educational and residential uses. The well-detailed exterior uses a combination of brick, metal siding and composite metal siding to reflect the residential use and institutional setting.

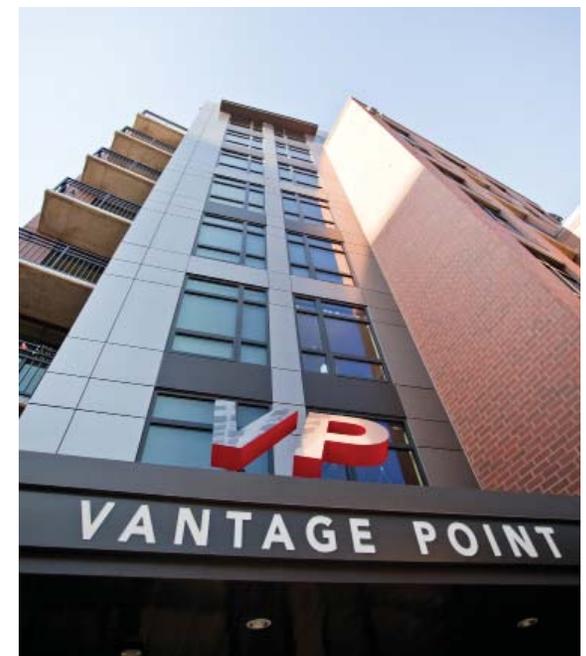
The building has eight stories of housing over one and one-half parking levels. An elevator penthouse and stairway project above the eighth level and provides access to a commons room and roof terrace for the residential tenants.

The exterior open space of the development provides attractive private and public areas for the residents and guests. A substantial entry plaza is provided along Dayton Street that emphasizes the entrance to the building and expands the public Dayton St. streetscape. Each apartment has access to a private patio or balcony. In addition, a common roof terrace provides residents with an outdoor gathering area with expansive views to Camp Randall, the University and the State Capitol.

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

Contractor: Stevens Construction
5100 Eastpark Boulevard
Madison, WI 53718

Reference/Owner: Jim Stopple
1202 Regent St.
Madison, WI 53715
608.251.8777
Contact: Jim Stopple
jim@madisonproperty.com



Project: Grand Central

Project Cost: \$26,000,000

Activities: Architectural Design of 155 Unit 14 story housing development with coffee shop at ground floor

Status: Complete 2009

Description: Grand Central Apartments is a 14-story, 155 unit residential building for students, graduate assistants and university staff located in the heart of the University of Madison campus.

The building integrates into its urban context with a strong presence at the street corner. A generous landscaped plaza and associated commons area substantially improve the pedestrian streetscape on this corner of campus. Pedestrian access is clearly articulated off the corner and plaza space.

The building is composed of twelve stories of glass and masonry architecture that changes at the thirteenth floor to a lighter glass and precast concrete expression. Step-backs and architectural differentiation are provided to create a 4-story street presence as the building meets the adjoining parcels. Both private and public open spaces are provided. The street level plaza provides a public space at the corner of Johnson and Mills, while a south facing roof terrace above the twelfth floor becomes a space for semi-public social gatherings. Private balconies and patios provide private outdoor spaces to each apartment .

This project represents Knothe & Bruce Architect's expertise in planning, implementing design, documentation and construction administration of large scale, dense student housing projects. Grand Central's location and amenities create an ideal student housing experience. Amenities include communal study lounge, coffee shop, laundry facilities and media lounge.

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

Contractor: Stevens Construction
5100 Eastpark Boulevard
Madison, WI 53718

Reference/Owner: Brad Zellner
LZ Ventures
1022 W. Johnson St.
Madison, WI 53715



Project: Parman Place

Activities: Architectural Design of 18 Unit 3 story housing development with commercial space at ground floor

Status: Completed in Summer 2012

Description: Parman Place is the redevelopment of an existing service garage on Monroe Street. A recycling and re-use plan was utilized in the demolition of the existing building.

The project consists of two stories of housing containing 18 apartment units over 3,500 square feet of commercial space. A combination of brick and fiber cement siding were used to reflect the residential setting and to give consideration to the UW Arboretum across the street. The exterior open space provides attractive private and public areas for the residents and guests. The common roof terrace provides residents with an outdoor gathering area and expansive views of the Arboretum. The roof terrace is surrounded green roof system to absorb storm water, cool the air and provide a visually pleasing rooftop environment..

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

Contractor: Landgraf Construction
Mark Landgraf
Landgraf Construction
5964 Executive Drive
Madison, WI 53719
608.274.47008

Reference/Owner: Fred Rouse
Rouse Management
2428 Perry Street
Madison, WI 53713



Project: Empire Photo

Activities: Architectural Design of 18 Unit 4 story housing development with commercial space at ground floor

Status: Completed in Summer 2012

Description: Empire Place is the redevelopment of an existing business on Monroe Street. The owners have been operating Empire Photography out of a converted house on the site. They purchased the adjacent property with the intention of developing a mixed-use building with housing over commercial space.

The project consists of 18 apartments over 4,400 of ground floor commercial space. The building is designed to fit within the architectural fabric of the Monroe Street neighborhood and to maintain the scale and rhythm of the surrounding storefronts. The building has a total of three stories of housing over the commercial level. The uppermost floor is stepped back from the front, sides, and rear of the building minimizing the apparent height of the building. The resulting roof area created by the stepback provides roof terraces for the upper level.

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

Contractor: ASI General Inc.
Tim Geschke
262.521.050

Reference/Owner: Mark Smith
Empire Photography
1911 Monroe Street
Madison, WI 53711
608.257.2941



Project: Overlook at Midtown

Activities: Architectural Design of 88 Unit 4 story housing development.

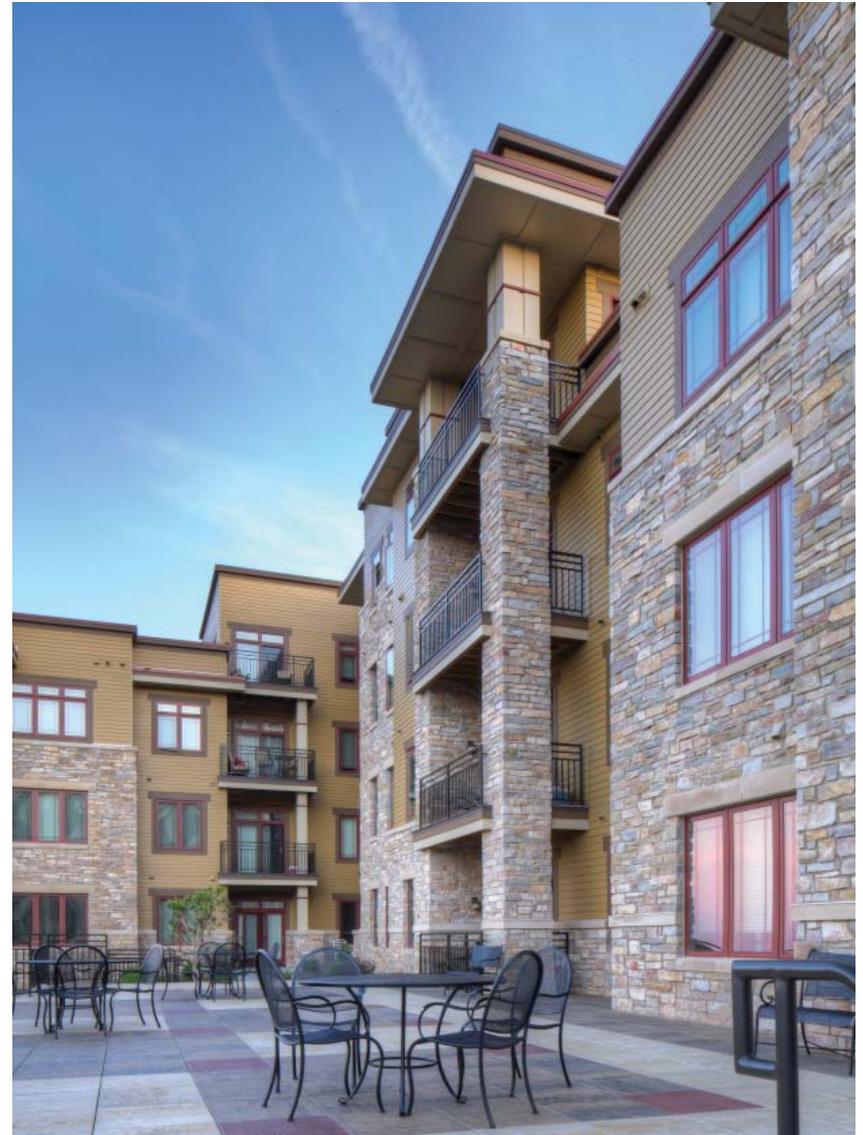
Status: Completed in Summer 2010

Description: The Overlook at Midtown opened on time 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.

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

Reference/Owner: Helen Bradbury
Stone House Development
625 N. Segoe Rd. Suite 107
Madison, WI 53705
608.251.6000
HBradbury@stonehousedevelopment.com



STATEMENT OF QUALIFICATIONS

MAPLE GROVE APARTMENTS GENERAL CONTRACTOR SERVICES

OAKBROOK CORPORATION
Attn: Mr. Michael Morey

October 7th, 2014



TABLE OF CONTENTS

IDENTIFICATION OF FIRM

HISTORY OF FIRM

PROJECT TEAM

RESUMES

SIMILAR PROJECT EXPERIENCE

REFERENCES

ADDITIONAL INFORMATION

COMPANY OVERVIEW:

McGann Construction, Inc. is a Subchapter S Wisconsin Corporation established in January of 1988. Our building contractor registration number with the State of Wisconsin is #2837. The officers of the corporation are Bryan McGann, President; Aaron Kostichka, Vice President; and Patrick Holzem, CPA, Treasurer/Secretary. All officers are authorized to negotiate contracts in the name of the Corporation.

Under normal economic circumstances, we have a steady workforce of approximately 60 employees with which we self-perform the selective demolition, rough and finished carpentry, concrete foundations and flatwork, steel erection and exterior siding.

Since 1988, we have been a full-service General Contractor, currently averaging over \$25 million annually in the Wisconsin construction market. We specialize in wood frame apartment projects which will be a key component to this project. In our 25 years of work, we have constructed projects in many communities throughout Wisconsin.

As one of only seven Accredited Quality Contractors certified in Wisconsin, McGann Construction has earned a strong reputation based on service, delivering top quality buildings in a timely fashion, and for bringing extraordinary value to owners.

We have a highly qualified and dedicated team of professionals in the field and in the office. McGann Construction continues to be a sought-after contractor because of its experienced leadership and excellent communication with its clients. All of these qualities make McGann Construction extremely capable of performing the work proposed for the Maple Grove Senior Apartments.

McGann Construction has a long history of successful projects similar to yours. Our crews and management staff are highly skilled and experienced. We will take the extra steps to ensure that timelines are achieved and budgets are accurate and attainable.



PARK GLEN - MADISON

KEY PERSONNEL

BRYAN MCGANN - PRESIDENT

AARON KOSTICHKA - VICE PRESIDENT

PAT HOLZEM, CPA - SECRETARY / TREASURER

BRIAN LEHR - HEAD OF FIELD OPERATIONS / SAFETY DIRECTOR

NIC BORTZ - PROJECT MANAGER/ESTIMATOR

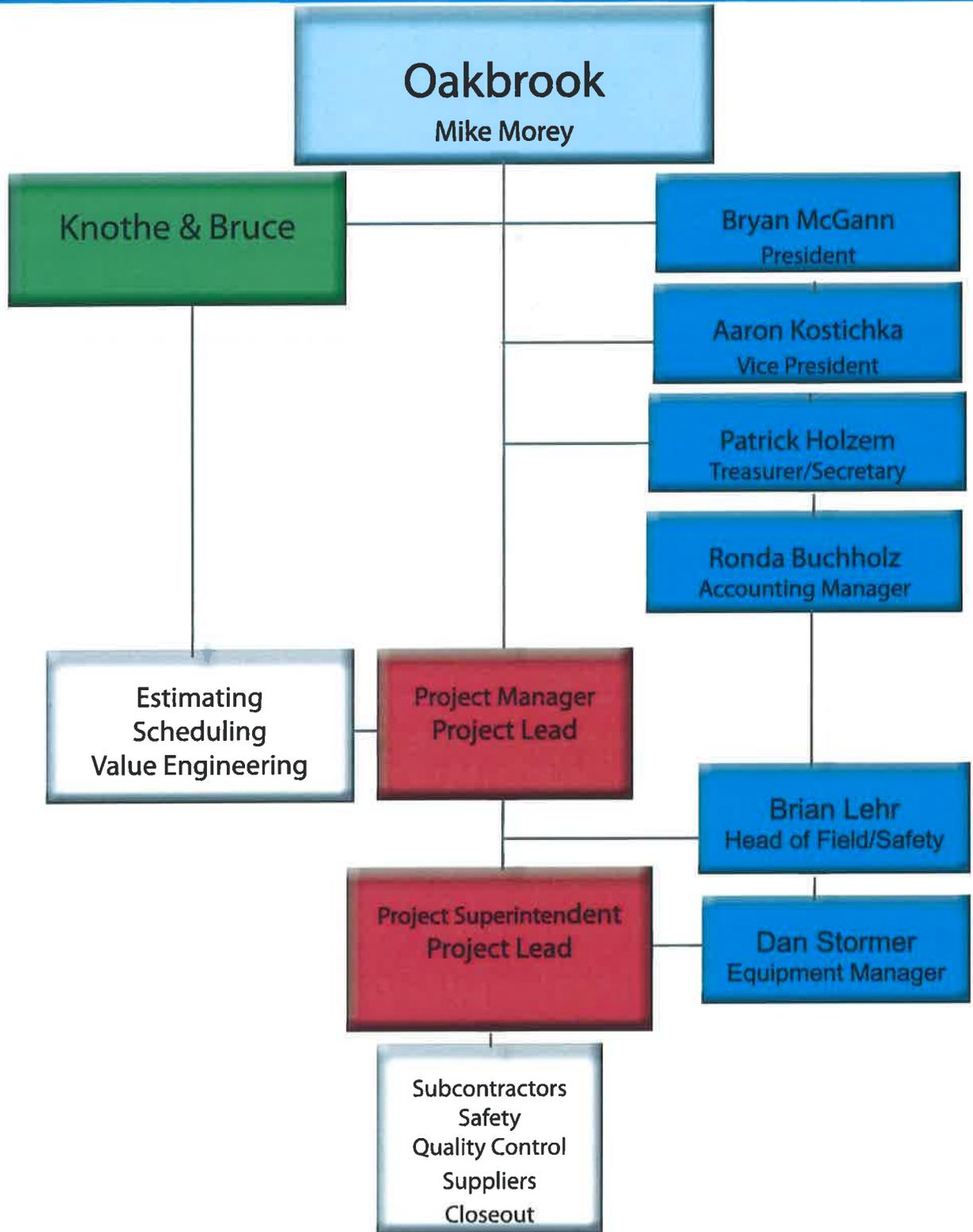
RONDA BUCHHOLZ - ACCOUNTING MANAGER

DAVID STEVENS / LUCAS ZICK - ASSISTANT PROJECT MANAGERS



BROWNSTONE - MADISON

ORGANIZATIONAL CHART



RESUME

MAPLE GROVE APARTMENTS

MADISON, WISCONSIN

OCTOBER 7TH, 2014

BRYAN MCGANN PRESIDENT

Experience

President
Vice President
Project Manager
Estimator
Superintendent
30+ years of experience

Education/Training

University of Wisconsin-Stout
Bachelor of Science-
Construction Management (1982)

Organizations/Affiliations

YMCA Board of Directors
Association General Contractors of WI
Associated Builders and Contractors of WI
Sun Prairie Hockey

Client References

Lyndon Jackson
702.466.6885

Michael Morey - Oakbrook Corporation
608.238.2600

Fred Rouse - Rouse Management
608.251.5382

Randy Bruce - Knothe & Bruce Architects
608.836.3690



"When we founded the company, we wanted to achieve one thing. We wanted to create an environment where our people were given the tools and responsibility to handle a project well, from making sure safety regulations were followed to effectively communicating with the client."

As President of McGann Construction, Inc., Bryan McGann will be responsible for overseeing all office and field activities. He will ensure that the project team is provided with all the resources it needs to successfully construct the project.

Bryan will be very involved during the preconstruction phase, as well as teaming up with Nic Bortz, our assigned Project Manager, during the construction phase to ensure seamless leadership. His knowledge and understanding of the marketplace, as well as his relationship with the subcontracting community, will be a valuable asset in completing this project on time, on budget and at the highest level of quality.

Having served in such capacities as Foreman, Superintendent, Project Manager, Vice President and President, Bryan knows how to effectively execute each step of the construction process to achieve a successful final project.

Bryan is actively involved in the community and has served on the board of the YMCA, ABC of Wisconsin, and the Sun Prairie Hockey Association. He is also an active member of AGC of Wisconsin.

RESUME

MAPLE GROVE APARTMENTS
MADISON, WISCONSIN
OCTOBER 7TH, 2014

AARON KOSTICHKA, LEED AP VICE PRESIDENT

Experience

Vice President
Project Manager
Estimator
10+ years of experience

Education/Training

Minnesota State University-Mankato
Bachelor of Science-
Construction Management (2003)

University of Wisconsin-Madison
SBDC Entrepreneurship Program (2009)

Registration/Accreditation

LEED, Accredited Professional-Present
Licensed Real Estate Broker (WI)-Present
Licensed Real Estate Salesperson (WI)
OSHA Certified-2001

Organizations/Affiliations

YMCA Corporate Board of Directors
YMCA Risk Mgmt. Committee - Chair
Association General Contractors of WI
Associated Builders and Contractors of WI
Waunakee Youth Hockey Association
US Green Building Council

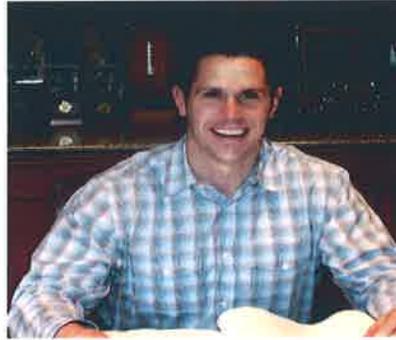
Client References

Tom Landgraf - Dimension Development
608.442.0006

Tom Neujahr - Urban Land Interests
608.241.0706

Michael Morey - Oakbrook Corporation
608.238.2600

Natalie Erdman - CDA of Madison
608.267.1992



"What I like most about McGann Construction is the team atmosphere. Every employee is an integral part in decision-making and getting every job completed."

A Minnesota State University graduate, Aaron joined McGann Construction in 2003 as a Project Manager and Estimator. In 2008, Aaron became a LEED Accredited Professional. In 2010 Aaron became Vice President and has brought a great amount of leadership to the company in his new role.

Aaron often works in a project manager/estimator role and has led many successful projects during his tenure.

Aaron is actively involved in the community and is an active member of ABC of WI, AGC of WI, Waunakee Hockey Association, and serves on the board of the YMCA of Dane County.

Individual Project Experience while at McGann Construction, Inc. (2003 – Present)

- Bethlehem Lutheran Church - Sun Prairie - 2003
- Arcadia Housing - Arcadia - 2007
- Brennan's Grocery Store - Madison - 2004
- Meriter Health Center Renovation - 2008
- Park Glen Senior Housing - Madison - 2004
- Meriter Heights Renovation - Madison - 2008
- Marathon County Housing - Marathon - 2005
- Marian Manor Renovation - Oshkosh - 2008
- Lafollete Park Apartments - West Allis - 2005
- Parkview Apartments - Brillion - 2008
- Sturgeon Bluff Apartments - Wausau - 2006
- Allied Drive Redevelopment - Madison - 2009
- Porchlight Pheasant Ridge Trail - Madison - 2006
- Heritage Apartments - Brillion - 2010
- Westside Family Pet clinic - Madison - 2006
- Capitol Lakes Fall Remodel - Madison - 2010
- Enterprise Rent-a-Car - Madison - 2006
- Red Cliff Development Phase 2 - 2010
- Troy Gardens - Madison - 2007
- River Cities Redevelopment - Omro - 2010
- Pioneer Place 1 and 2 - Poynette - 2007
- Truax Park Apartments - Madison 2011

RESUME

MAPLE GROVE APARTMENTS

MADISON, WISCONSIN

OCTOBER 7TH, 2014

BRIAN LEHR HEAD OF FIELD OPERATIONS

Experience

Director of Field Operations
Superintendent
Carpenter Foreman
Carpenter
Carpenter Apprentice
32+ years of experience

Education/Training

MATC Carpentry Apprenticeship
OSHA 10 Hour
OSHA 30 Hour
LEAD-SAFE Renovator

Client References

Tom Landgraf - Dimension Development
608.442.0006

Jim Glueck - Glueck Architects
608.251.2551

Thomas Hirsch - Hirsch Group
608.332.7797

Fred Rouse - Rouse Management
608.251.5382



"Your only as good as the people you surround yourself with. Here at McGann I feel like we have done an excellent job of surrounding ourselves with the right people to ensure success."

Brian brings over 30 years of construction experience to his leadership role directing the McGann field crew. He is involved in 100% of our projects.

He has developed a terrific rapport with our employees and manages all aspects of our safety, quality control, manpower, on-going training and development and hiring needs. Brian is highly respected throughout the industry for his construction knowledge, honesty and integrity.

Brian is in charge of our entire field operations, superintendents and manpower. He attends job meetings with sub-contractors, architects and owners. He also coordinates job site safety with site-specific safety plans and job site safety inspections.

Individual Project Experience while at McGann Construction, Inc. (1991 – Present)

- Sauk Creek Phase 2 - Middleton - 1991 - Superintendent
- St. Peters Church - Deforest - 1991 - Superintendent
- Department of Transportation - Madison - 1992 - Superintendent
- Sennett Middle School - Madison - 1992 - Superintendent
- Goodwill Apartments - Madison - 1993 - Superintendent
- St. Clare Hospital - Monroe - 1993 - Superintendent
- Wendel Keene Residence - Middleton - 1994 - Superintendent
- UW Sports Medicine and Spine Clinic - Madison - 1995 - Superintendent
- Director of Field Operations - 1995- Present
- Safety Director - 2005-Present

RESUME

MAPLE GROVE APARTMENTS

MADISON, WISCONSIN

OCTOBER 7TH, 2014

PATRICK HOLZEM, CPA SECRETARY/TREASURER

Experience

Secretary/Treasurer
Controller
Public Accountant

Education/Training

Upper Iowa University
Bachelor of Science in Accounting and
Business Management

Registration/Accreditation

Certified Public Accountant - WI

Organizations/Affiliations

American Institute of Public Accountants
Wisconsin Institute of Public Accountants
Construction Financial Mgmt. Association
Association General Contractors of WI
Associated Builders and Contractors of WI

Professional References

Tom Landgraf - Dimension Development
608.442.0006

Jeff Ireland - M3 Insurance
608.288.2722

Jack Walsh- Cobb-Strecker
608.242.2551

Russ Wolff- Baker Tilly
608.240.2378



Pat worked 18 years in public accounting before joining McGann Construction in 2003. Having worked on the McGann account during that time, Pat was very familiar with the Company philosophy and the financial success it had achieved. When the opportunity to join the Company was made available, Pat viewed it as a perfect fit.

Pat oversees all finances at McGann, including contract preparation and negotiations, cost accounting, owner direct purchases, insurances, bonding and letters of credit.



BAYSIDE COMMONS

CLIENT REFERENCES:

Lyndon Jackson
321 Dvorak Ct.
Stoughton, WI 53589
702.466.6885

Tom Neujahr
Urban Land Interests
10 E. Doty Street, Suite 300
Madison, WI 53703
608.241.0706

Michael Morey
Oakbrook Corporation
2 Science Court
Madison, WI 53711
608.433.1005

Natalie Erdman, Executive Director
City of Madison
Community Development Authority (CDA)
215 Martin Luther King Jr. Blvd, Room LL-100
Madison, WI 53703
608.267.1992

Fred Rouse
Rouse Management, Inc.
2428 Perry Street
Madison, WI 53713
608.235.8453



REVIVAL RIDGE - MADISON

CAPACITY TO DO WORK:

With our workforce of approximately 60 office personnel and skilled field staff, McGann Construction has the capability to handle in excess of \$30 million worth of work annually. Our current backlog is approximately \$12 million, this results in excellent remaining capacity to design, plan and manage the Maple Grove Senior Project. In McGann's 25 year history we have put over 300 million dollars of apartment construction in place.

SELF-PERFORMED WORK:

McGann Construction has the resources and ability to self perform the following divisions of work:

- CONCRETE / ROUGH CARPENTRY / STEEL / FINISH CARPENTRY / SIDING / SPECIALTIES
- Each of these items are identified in our budget breakdown.

We at McGann Construction are willing to bid out our self performed trades in all of the specified divisions of work. This will ensure the owner they are not paying a premium for our labor force. We self perform the things we do because it gives us the opportunity to ramp up and hit critical deadlines while ensuring a quality end product and a better value for you as the owner.



YAHARA RIVERVIEW - MADISON

SCOPE, BUDGET, AND SCHEDULE MANAGEMENT PROCESS:

We at McGann Construction believe everything starts with the estimating process and is a team effort from subcontractors and suppliers as well as our own forces.

While the project is under way, the Project Superintendent is the force that commands the job, which is why McGann Construction has some of the best project superintendents in the business.

We believe organization and communication are two keys that keep the projects assured of having the highest quality. Our goal is to "build" the job through planning before arriving on site. The following are many of the quality control and inspection details McGann Construction has in place.

- Exhaustive review of the plans/specifications performed by the principal-in-charge and project managers.
- Submittals received from the subs/suppliers reviewed in detail by the project managers.
- Review of the submittals to comply with specifications by the project engineer.
- Review and verification of the submittals by the on-site superintendent.
- Daily on-site inspections performed by the superintendent.
- Daily briefings from the superintendent to the subcontractors and job site foremen.
- Daily communications from the on-site superintendent to the safety director.
- Daily communications between the superintendent and the project manager.
- Active problem solving to minimize RFIs.
- Weekly job site visits with the project manager.
- Weekly quality control inspections performed.
- Job site cleaning to eliminate debris accumulation.
- Daily job site safety inspections/audits.
- Manage weather conditions through the use of temporary enclosures and heat, concrete blankets, etc.
- Ongoing project value engineering.
- Pre-punch performed by the superintendent and field personnel to include subcontracted work.
- Achieve "zero punch list" goal.
- Provide on-site training for maintenance personnel.

McGann's project execution approach is focused heavily on pre-construction planning, communication and accountability. Our weekly on site job meetings with owner, architect & subcontractor help to effectively communicate between all team members throughout the project. During our meetings we make each team member accountable for our committed timetable and look for alternate ways to advance the construction project schedule. Our ability to maintain an accelerated schedule comes down to the experience of our on-site superintendent and support staff. Our site superintendent is responsible for all subcontractors and the implementation of McGann Construction's quality control & safety procedures, assuring construction compliance with the design drawings & specifications. Our construction team watches all areas of work very closely and develops solutions for on-site problems that weren't provided for ahead of time. We have developed a structure that provides the responsibility and communication necessary to achieve success on any type of project.

RECENT WHEDA PROJECT LIST



Project Name	Architect	Owner	Construction Type	Location	Contract
Marathon County Housing Rehab	Alexander Company	MCHA	WHEDA, Occupied, Senior	Marathon County	\$ 8,100,000
Lafollette Park Apartments	Knothe & Bruce Architects	Urban Land	WHEDA, Occupied, Senior	Waukesha	\$ 4,100,000
Sturgeon Bluff Apartments	Knothe & Bruce Architects	Urban Land	WHEDA, Occupied, Senior	Wausau	\$ 7,500,000
Arcadia Housing	Hirsch Group	TCHA	WHEDA, Occupied, Senior	Arcadia	\$ 2,250,000
Marian Manor Renovations	Schwerk Architects	OHA	WHEDA, Occupied, Senior	Oshkosh	\$ 7,750,000
Parkview Apartments - Brillion	Hirsch Group	Brillion HA	WHEDA, Occupied, Senior	Brillion	\$ 1,725,000
Whitehaul Apartments	Hirsch Group	TCHA	WHEDA, Occupied, Senior	Whitehaul	\$ 4,500,000
Heritage Apartments - Brillion	Hirsch Group	Brillion HA	WHEDA, Occupied, Senior	Brillion	\$ 2,150,000
Omro-Winneconne Rehab	Dan Meissner	WHA	WHEDA, Occupied, Senior	Omro-Winneconne	\$ 4,200,000
Truax Park Apartments	Dimension IV - Madison	CDA - Madison	WHEDA, Occupied, Family	Madison	\$ 9,200,000
Beloit Apartments Redevelopment	Dimension IV - Madison	BHA - CDA	WHEDA, Occupied, Family	Beloit	\$ 8,000,000
Oak Grove Redevelopment	Hirsch Group	Dodge County	WHEDA, Occupied, Senior	Horicon	\$ 2,400,000
Towers Redevelopment 1	Dimension IV - Madison	OHA	WHEDA, Occupied, Senior	Oshkosh	\$ 6,500,000
Towers Redevelopment 2	Dimension IV - Madison	OHA	WHEDA, Occupied, Senior	Oshkosh	\$ 6,000,000
Park Glen Commons	Glueck Architects	Morey	New Senior Apartments - WHEDA Financing	Madison	\$ 7,900,000
Allied Drive Redevelopment	Dimension IV	CDA of Madison	New Multi-Family-WHEDA	Madison	\$ 8,200,000
Red Cliff Redevelopment - Phase 2	Dimension IV	RCHA	New Multi-Family-WHEDA	Red Cliff	\$ 4,800,000
Beloit apartments Redevelopment	Dimension IV	CDA of Beloit	New Multi-Family-WHEDA	Beloit	\$ 9,000,000
Sunwood Apartments	Knothe & Bruce	Jackson	New Senior Apartments-WHEDA	Sun Prairie	\$ 3,400,000
Mueller Memorial Terrace	Vierbicher Associates	Bilsten	New Senior Apartments-WHEDA Financing	Baraboo	\$ 1,800,000
Rosewood II	Knothe & Bruce Architects	Jackson	New Senior Apartments-WHEDA	Stoughton	\$ 3,600,000
Yahara Riverview Apartments	Glueck Architects	Jasenski	New Multi-Family-WHEDA Financing	Madison	\$ 4,700,000

APARTMENT PROJECT LIST - NEW CONSTRUCTION

Project Name	Construction Type	Location	Contract	Project Type
2005-Present				
Park Glen Commons	New Senior Apartments	Madison	\$7,900,000	Multi-Family
The Meetinghouse	New Multi-Family	Milwaukee	\$6,800,000	Multi-Family
The Uplands	New Multi-Family	Sun Prairie	\$3,200,000	Multi-Family
Cortland Commons I, II, III	New Market Rate Multi-Family/Retail	Madison	\$6,000,000	Multi-Family
Bayside Commons Condominiums	New Condominiums	Bayside	\$4,800,000	Multi-Family
Porchlight - Pheasant Ridge Trail	New Affordable Apartments	Madison	\$1,600,000	Multi-Family
Cityview Condominiums	New Condominiums	Sun Prairie	\$2,400,000	Multi-Family
The Brownstone	New Residential Multi-Family-Market Rate	Madison	\$7,500,000	Multi-Family
Troy Gardens	New Wood Framed Co-Housing-Multi-Family	Madison	\$3,300,000	Multi-Family
Arboretum Cohousing	New Cohousing Condominiums	Madison	\$6,500,000	Multi-Family
Leopold Place Building #1, 2, 3	New Residential Multi-Family-Market Rate	Sun Prairie	\$14,500,000	Multi-Family
Allied Drive Redevelopment	New Multi-Family-WHEDA	Madison	\$8,200,000	Senior Housing
Truax Park Development	New/Remodel Multi-Family-WHEDA	Madison	\$8,400,000	Family Housing
Red Cliff Redevelopment - Phase 2	New Multi-Family-WHEDA	Red Cliff	\$4,800,000	Family Housing
Hawks Landing Lot 62	New Multi-Family	Madison	\$2,700,000	Multi-Family
Hawks Landing Phase 2	New Multi-Family	Madison	\$2,500,000	Multi-Family
Beloit apartments Redevelopment	New Multi-Family-WHEDA	Beloit	\$9,000,000	Multi-Family
Porchlight Nakoosa Trail	New Single Tenant Apartments	Madison	\$2,500,000	Multi-Family
The Monroe	New Multi-Family	Madison	\$3,000,000	Multi-Family
Granite Ridge Apartments	New Multi-Family	Madison	\$6,500,000	Multi-Family
Parmenter Phase 2	New Multi-Family	Middleton	\$8,100,000	Multi-Family
Atwood Avenue	New Multi-Family	Madison	\$6,000,000	Multi-Family
Webster Street	New Multi-Family	Madison	\$7,000,000	Multi-Family
Murray Glen Apartments	New Multi-Family	Verona	\$9,200,000	Multi-Family
2000-2005				
Independent Living	Senior Housing/CBRF	Madison	\$1,400,000	Senior Housing
Coachyard Square	New Condominiums	Madison	\$1,900,000	Multi-Family
Highlands of Seminole Bldgs. 1, 2, 3	New Multi-Family	Madison	\$4,200,000	Multi-Family
Parkside Commons	New Senior Apartments	Glendale	\$6,000,000	Senior Housing
Junction Point Apartments	New Multi-Family/Retail	Madison	\$10,700,000	Multi-Family
Highland Ridge Building 4	Multi-Family	Madison	\$1,400,000	Multi-Family
Eagle Heights Apartments	Multi-Family	Madison	\$5,500,000	Multi-Family
Sunwood Apartments	New Senior Apartments-WHEDA	Sun Prairie	\$3,400,000	Senior Housing
College Park Apartments	Student Housing	Madison	\$2,300,000	Multi-Family
Renee Row Apartments	Student Housing	Milwaukee	\$2,400,000	Multi-Family
Lake View Apartments	FMHA Housing	Beaver Dam	\$1,000,000	Multi-Family
Masonic Village on the Square	Senior Market Rate	Madison	\$5,700,000	Multi-Family
Sauk Creek Phase I, II, III	New Multi-Family	Madison	\$6,000,000	Multi-Family
Clybourn Street Apartments	New Multi-Family	Milwaukee	\$2,200,000	Multi-Family
Oakview Apartments	Multi-Family	Sun Prairie	\$1,300,000	Multi-Family
Sauk Creek Phase IV	New Multi-Family	Madison	\$1,900,000	Multi-Family
Mueller Memorial Terrace	New Senior Apartments	Baraboo	\$1,800,000	Multi-Family
Cortland Pond Apartments	New Residential Multi-Family-Market Rate	Madison	\$8,900,000	Multi-Family
St. Mary's Care Center	New Senior Care Apartments	Madison	\$7,100,000	Senior Housing
Rosewood II	New Senior Apartments-WHEDA	Stoughton	\$3,600,000	Senior Housing
Prairie Crest Apartments	New Multi-Family	Verona	\$4,500,000	Multi-Family
699 West Mifflin	New Multi-Family	Madison	\$2,100,000	Multi-Family
Goodwill- Jefferson Apartments	New Multi-Family	Jefferson	\$1,200,000	Multi-Family
Highland South Apartments	New Multi-Family	Waukesha	\$4,800,000	Multi-Family
Yahara Riverview Apartments	New Multi-Family	Madison	\$4,700,000	Multi-Family
Castle Condominiums	New Condominiums	Stoughton	\$3,750,000	Multi-Family
Our House Assisted Living	New Senior Care Apartments	Chippewa Falls	\$2,300,000	Multi-Family



MAPLE GROVE COMMONS WHEDA Self-Scoring Checklist

Below please find our Self-Scoring checklist for the proposed development. Most of the categories you see below are objective. Item #8, 9, 12, and 13 are not applicable for our project. There are several reasons why the proposed project should score very competitively based on the WHEDA criteria. The site location earns maximum points for being in census tract 108 (Item #17), which qualifies as a “High Need Area” and an “Employment Center.” The project earns an additional 5 points in Item #2 due to its proximity to public transportation. Our program and unit mix earns us maximum points in Item #4, 6, 7.

The only subjective category is the one titled “Project Team” (Item #14). Based on Oakbrook’s experience as a developer and property manager along with the experience and familiarity of the architect and general contractor with the program, we expect to score as high as or higher than any other applicant in this area.

	SCORING CATEGORY	MAXIMUM POINTS	PROJECT POINTS	COMMENTS
1	Lower Income Areas	5	0	
2	Energy Efficiency + Sustainability	43	36	WGBH = 25; FOE = 3; Walk Score = 3; Transportation = 5
3	Community Notification + Support	8	8	4 Letters Supporting Project
4	Mixed-Income Incentive	15	15	12 Market Rate Units: $12/80 = 15\% = 15$ Points
5	Serves Large Families (3BR Units)	8	6	10 3BR Units: $10/80 = 12\% = 6$ Points
6	Serves Lowest Income Residents	80	80	
7	Supportive Housing	20	20	
8	Elderly Assisted Living - RCACs	18	0	
9	Rehab/Neighborhood Stabilization	30	0	
10	Universal Design	23	23	
11	Financial Participation	25	10	
12	Ownership Characteristics	6	0	
13	Eventual Tenant Ownership	3	0	
14	Project Team	50	46	
15	Readiness To Proceed	15	15	
16	Credit Usage	40	40	
17	Employment Areas + High Need Areas	20	20	Employment Center + High Need Area
	TOTAL SCORE	409	319	