



The Underwood

A DEVELOPMENT PROPOSAL FOR

**THE CITY OF WAUWATOSA REMNANT FIRE STATION PARCEL by
BRAYTON MANAGEMENT COMPANY with ARC-INT ARCHITECTURE**

PROPOSAL ADDRESSED TO

City of Wauwatosa
Purchasing Department
7725 W. North Avenue
Wauwatosa, Wisconsin 53213

DEVELOPMENT TEAM CONTACT

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P 414-688-4368

PROPOSAL DUE DATE

Wednesday, February 3, 2016
2:00 pm CST



February 3, 2016

City of Wauwatosa
Community Development Authority
Ms. Paulette Enders; Development Director
7725 West North Avenue
Wauwatosa, Wisconsin 53213

Re: Response to the Request for Proposal, Remnant Fire Station Parcel, 1463 Underwood Avenue, Wauwatosa, Wisconsin

Dear Ms. Enders;

We are grateful for the opportunity to present this proposal to purchase and redevelop the Remnant Fire Station Parcel at 1463 Underwood Avenue in Wauwatosa's Village Business Improvement District (the Village).

We propose to construct a mixed use development on the remnant parcel without expanding the site. We feel strongly that the proposed project on the remnant site only will be of a size and scale that will be consistent with the historic scale and character of the Village. The project is designed to be a "quiet neighbor" to respect the interests and concerns of the adjacent residents along Church Street. In developing the project design, we met with several neighbors, took their comments and suggestions to heart and revised the design to address their concerns. The project we are proposing fits within the parameters of the existing C-1 zoning district.

The proposed project will include:

1. (23) high quality market rent apartments;
2. 2,500 square feet of retail/commercial space;
3. (13) covered public (street level) parking spaces, and
4. (49) below grade parking stalls for tenants.

The Total Development Cost of the Project is projected to be \$5,210,000.

This proposal is submitted jointly by Brayton Management Company, Inc, and Arcint, LLC.

Brayton Management Company, Inc (BMCI) is a development and property management company established in 1983. BMCI and its president, Bill Bode, have a long track record of successfully undertaking renovation and infill redevelopment projects financed through public/private partnerships. Among Bode's past projects is the Historic Arcade at the corner of North Avenue and Lefebber Avenue. The Historic Arcade was undertaken as a certified historic renovation and included substantial renovation and a historically sympathetic addition. The Historic Arcade project was an early catalytic project along the East North Avenue corridor and has contributed to the continuing improvement and vibrancy of the corridor.

ARC-INT Architecture was established in 2010 by Ed Haydin and Ryan Thacker. ARC-INT, as the project architect, recently completed the 24-unit Pasadena Apartment development on North Avenue. ARC-INT also designed many recent projects that will be familiar to Wauwatosa residents including the Simma's Bakery remodel, Rocket Baby Bakery interior improvements and the Playground at Hart Park. As residents of Wauwatosa, Ed is committed not only to quality design but also creating a project that will enhance and improve the already abundant quality of life in Wauwatosa.

We look forward to your consideration of this proposal. Please contact us to answer any questions, provide additional information or provide any clarifications you may require. It will be our great honor to be selected to undertake this redevelopment.

Respectfully Submitted,

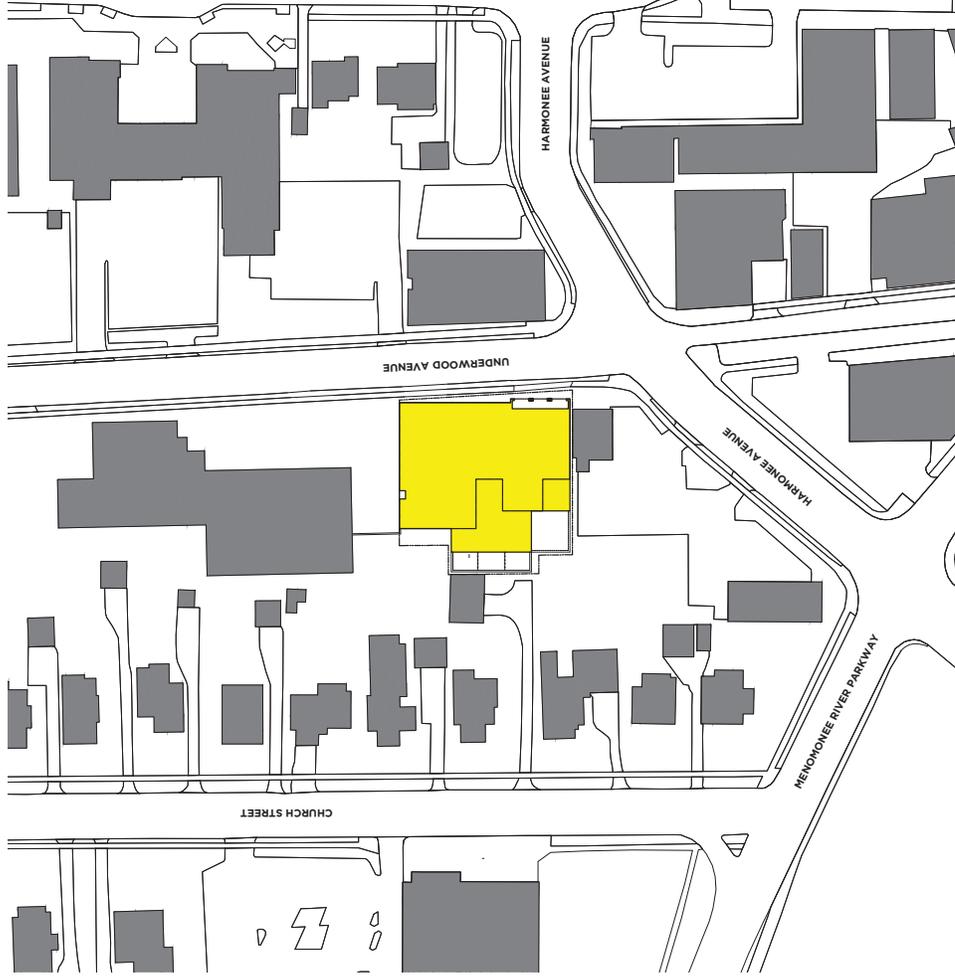
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PERSPECTIVE VIEW
FROM UNDERWOOD AVENUE



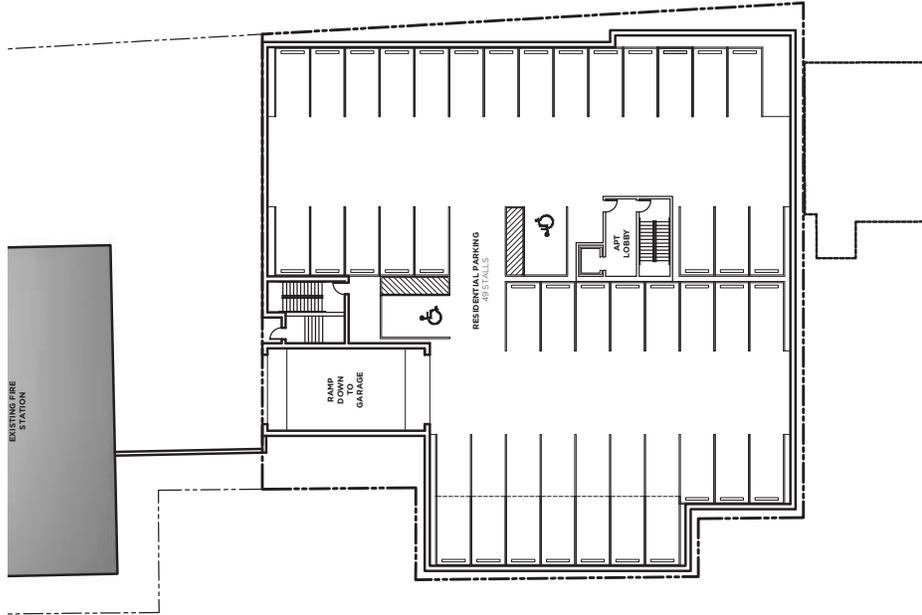
SITE CHARACTERISTICS

EXISTING SITE AREA	18,943 SF (.43 ACRES)
SITE DIMENSIONS	130 FT (EAST AND WEST), 140 (NORTH AND SOUTH)
EXISTING ZONING	C-1' COMMERCIAL DISTRICT
PROPOSED SITE DENSITY	53 UNITS PER ACRE

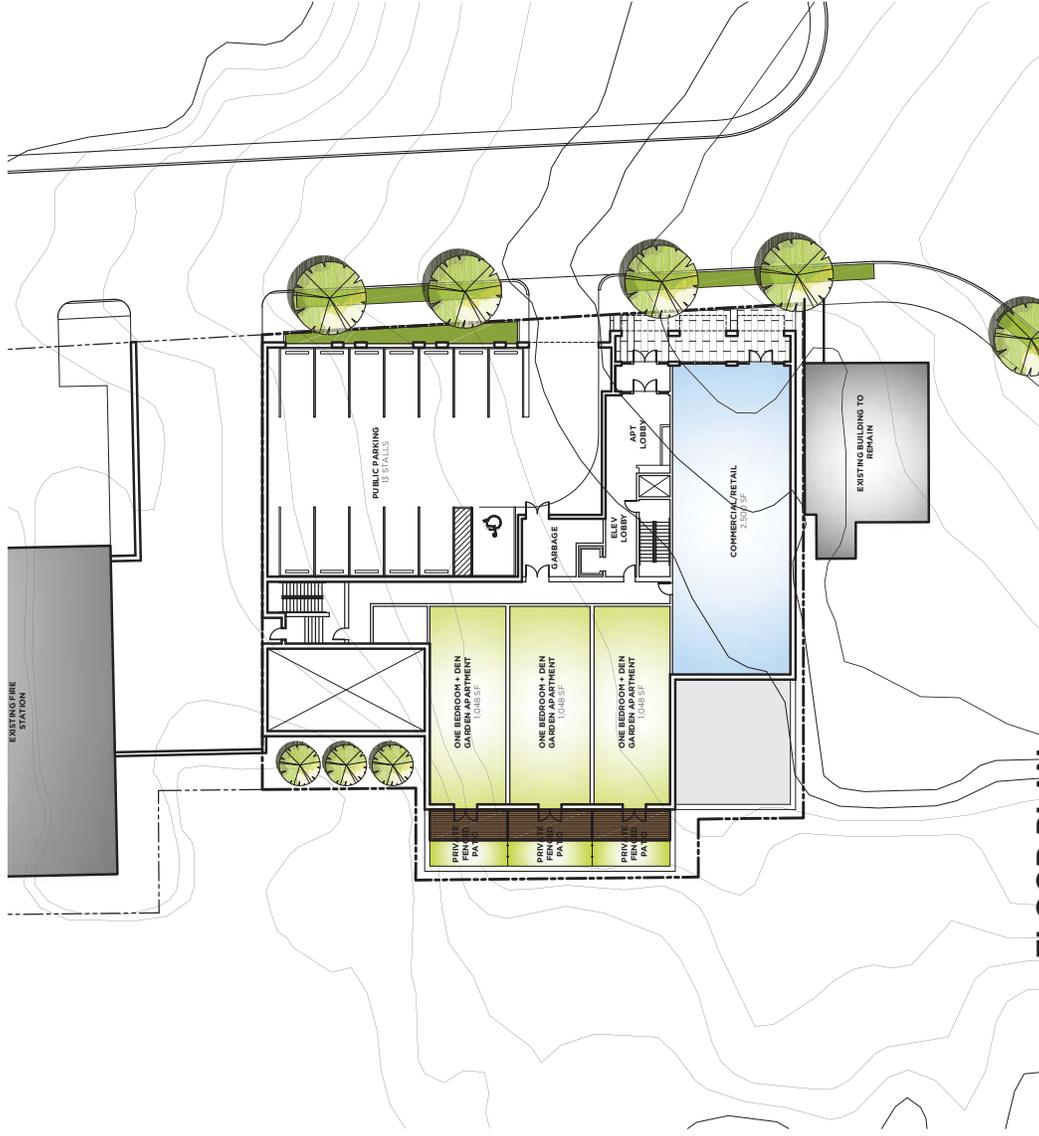
GENERAL BUILDING CHARACTERISTICS

PROPOSED BUILDING FOOTPRINT AREA	14,961 SF
TOTAL PROPOSED BUILDING AREA	56,101 SF
PROPOSED BUILDING HEIGHT	40 FEET
PROPOSED NUMBER OF RESIDENTIAL UNITS	23 UNITS

SITE PLAN
WITH COMMUNITY CONTEXT
SCALE 1" = 100'-0"



FLOOR PLAN
 LOWER LEVEL PARKING
 SCALE 1/32" = 1'-0"



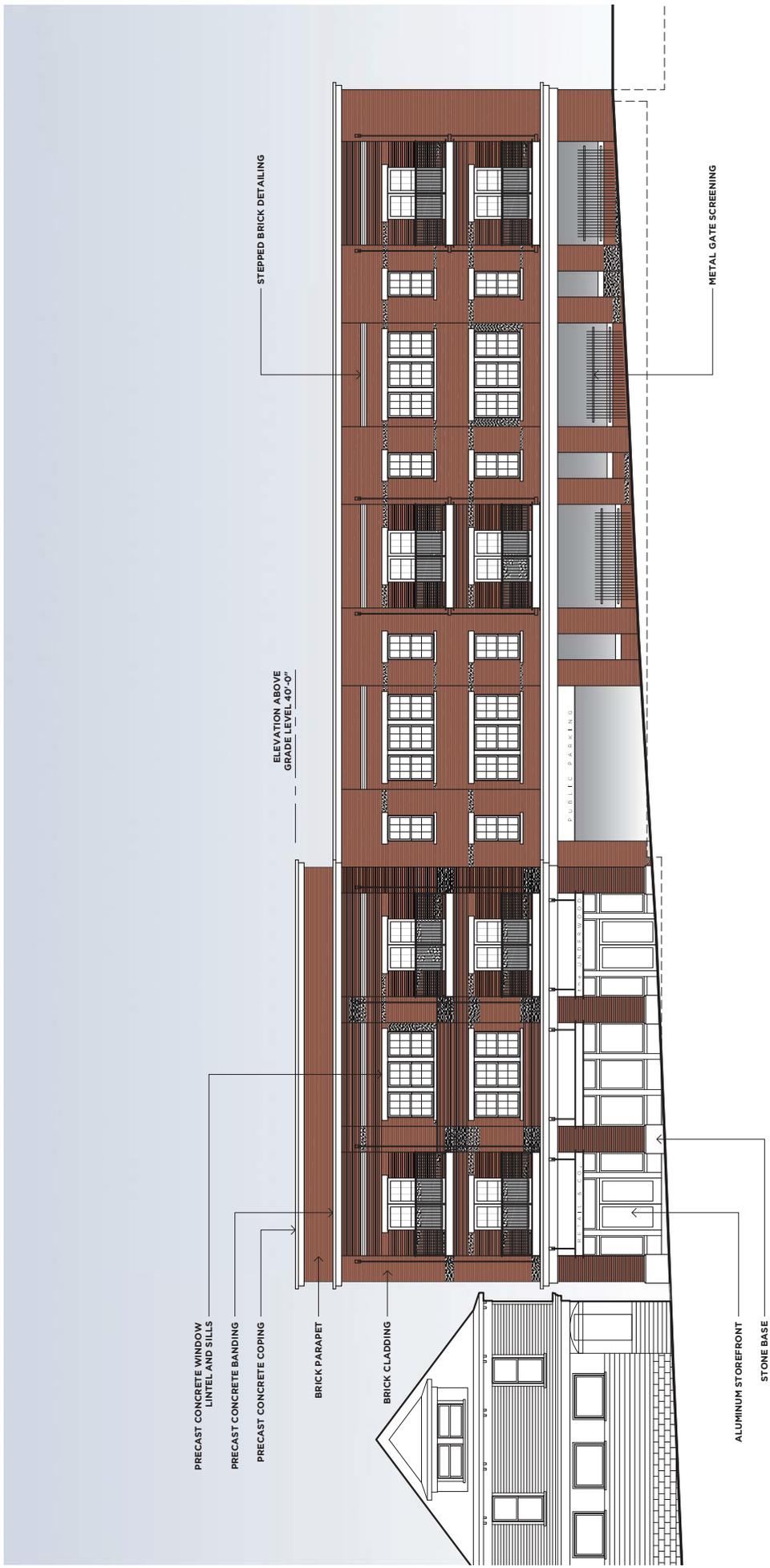
FLOOR PLAN
 FIRST FLOOR
 SCALE 1/32" = 1'-0"



FLOOR PLAN
SECOND FLOOR
SCALE 1/32" = 1'-0"



FLOOR PLAN
THIRD FLOOR
SCALE 1/32" = 1'-0"



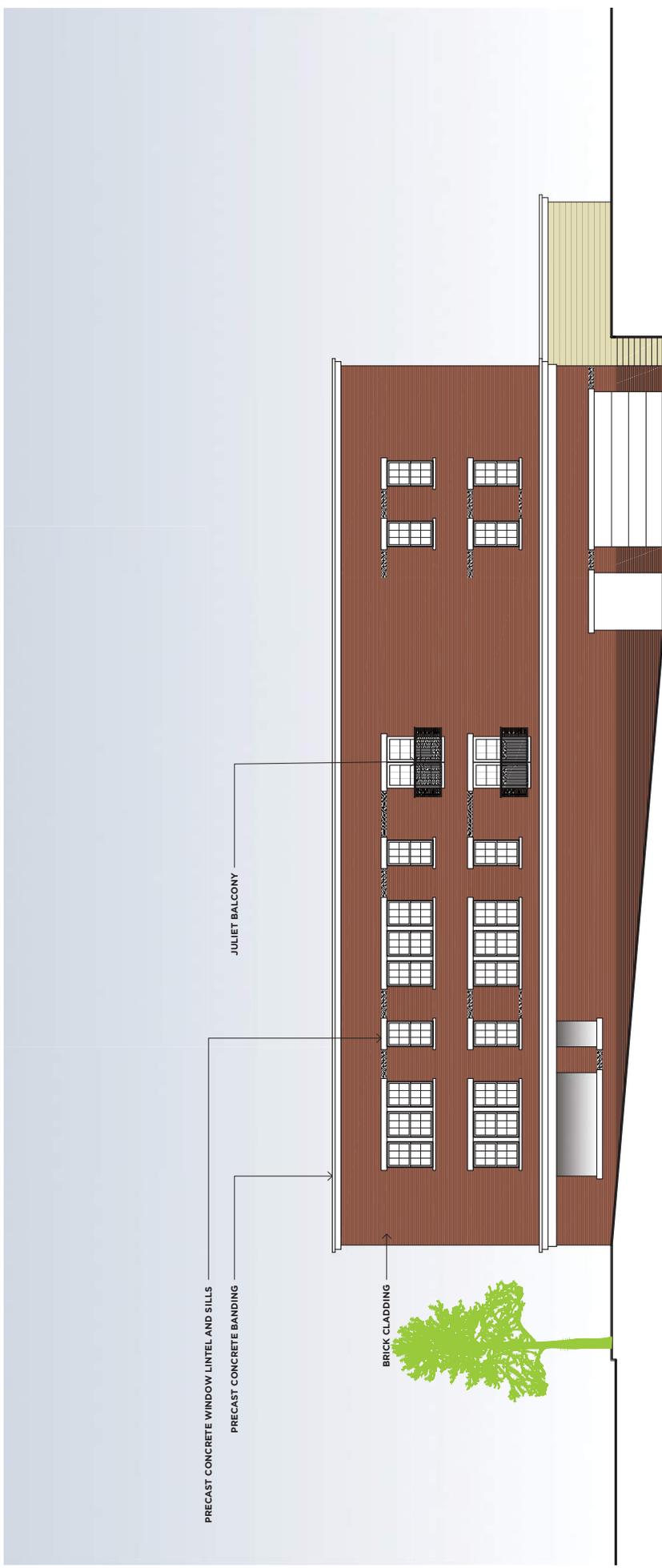
EXTERIOR ELEVATION EAST

SCALE 3/32" = 1'-0"

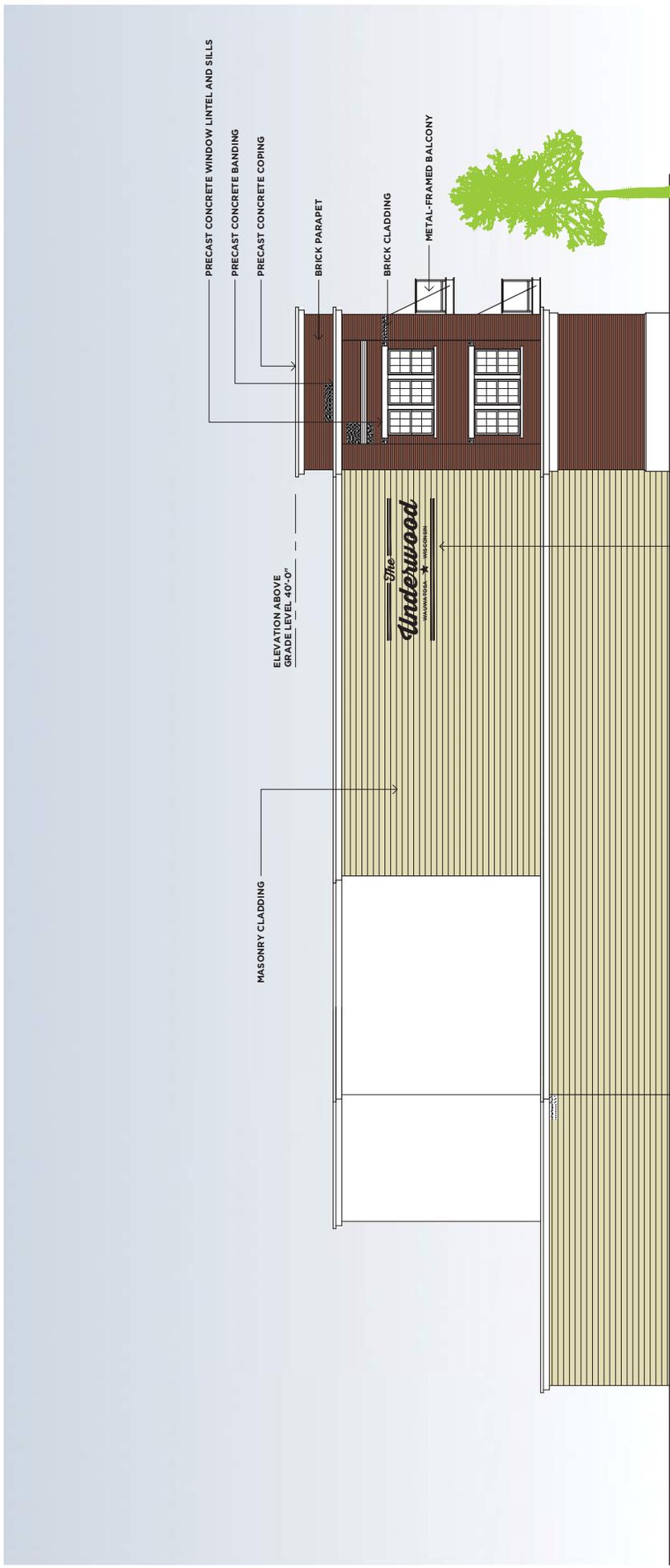


**EXTERIOR ELEVATION
WEST**

SCALE 3/32" = 1'-0"



EXTERIOR ELEVATION
NORTH
SCALE 3/32" = 1'-0"



EXTERIOR ELEVATION
SOUTH
SCALE 3/32" = 1'-0"



EXECUTIVE SUMMARY

PROJECT BUDGET AND FINANCING

The projected project budget is as follows:

Site Acquisition	\$250,000
Construction Hard Costs	
Site Preparation	\$100,000
Public Parking	\$250,000
Retail/Commercial Space	\$290,000
Underground Parking	\$500,000
Apartments	\$2,969,000
Total Construction Hard Costs	\$4,109,000
Soft Costs	\$851,000
 Total Development Cost	 \$5,210,000

SITE ACQUISITION

We propose to enter into a purchase agreement with the CDA to acquire the site for \$250,000, with closing to occur immediately prior to the commencement of construction.

SITE PREPARATION

The projected costs to strip the site of existing pavement, excavate, grade the site to rough grade and install water and sewer laterals.

PUBLIC PARKING

The estimated cost to construct 13 public parking stalls. Upon completion of the project we will deed the public parking component to the City of Wauwatosa.

RETAIL / COMMERCIAL SPACE

The estimated cost to construct the retail/commercial space including the building shell and basic interior finishes.

APARTMENTS

The estimated costs to construct the apartments, including stairs, corridors, elevator, exterior façade and roof. A detailed project budget is included in the proforma analysis, which is provided in a separate confidential submittal.

SOURCES OF FUNDING

First Mortgage Loan	\$3,170,000
TIF / MRO	\$720,000
WRLFC Loan	\$290,000
Owner/Investor Equity	\$1,030,000
Total Sources of Funds	\$5,210,000

FIRST MORTGAGE LOAN

The first mortgage loan will be conventional lender financing with a construction loan initially funded by a local area bank.

TIF/MRO

This is the amount that we will obtain as additional debt to be retired through a TIF-funded Municipal Revenue Obligation whereby we respectfully request to receive 90% of the property tax increment generated by this new development for a period of 20 years. This TIF support represents 13.8% of the total development cost. It will be used to offset the

costs of site acquisition, site preparation, off-site utilities, and structural parking, including the 13-stall public parking component. It will allow us to create a project with the density and development value at a scale consistent with the design and redevelopment objectives of the City. We estimate that upon completion and stabilized occupancy the project will have an estimated assessed value of \$3,000,000 and generate \$70,000 in new property taxes per year. Since the property is currently not on the tax roll this entire amount will be new tax increment. This municipal investment is necessary to achieve project feasibility.

WRLFC LOAN

To assist with the creation of the retail/commercial component of this development, we respectfully request a subordinate mortgage loan in the amount of \$290,000 from the Wauwatosa Revolving Loan Fund Corporation. We request that this loan bear interest at 2% per annum, fixed for 10 years and amortizing over 20 years. After the initial 10 year term we will expect to refinance and pay off the remaining balance. This WRLFC loan represents 5.6% of the total development cost. Combined with the TIF/MRO request, the total public support for this project will equal 19.5% of the total development cost. We expect that this WRLFC loan will help generate at least 5 FTE jobs with an estimated annual payroll of \$140,000. Depending on the specific user the number of jobs and payroll could be higher.

OWNER / INVESTOR EQUITY

The equity component of this project is projected to equal 19.8% of total development cost. It will be comprised of interests vested by the ownership group, plus additional investor cash equity, the source of which we are in ongoing discussion with, pending

the successful award of this development opportunity. Any additional investors we select to participate in this development will be admitted to the venture subject to the approval of the City of Wauwatosa.

With respect to the requested support from the City of Wauwatosa, as we finalize the terms in a specific development agreement, we remain open to working with the CDA and the City to negotiate an assistance package that best matches the resources of the City with the support we need to achieve project financial feasibility.

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BUILDING PROGRAM AREAS

UNDERGROUND RESIDENT PARKING AREA	49 STALLS (1:2 RATIO)
COVERED PARKING STALLS	13 STALLS
COMMERCIAL SPACE	(1) 2,500 SQ. FT. SPACE
RESIDENTIAL UNITS	
ONE BEDROOM APARTMENTS	8 UNITS (745 SF TO 875 SF) \$1,300/MO
ONE BEDROOM + DEN APARTMENTS	8 UNITS (896 SF TO 1,012 SF) \$1,600/MO
GARDEN (ONE BEDROOM + DEN)	3 UNITS (1,048 SF) \$1,700/MO
TWO BEDROOM APARTMENTS	4 UNITS (1,157 SF TO 1,162 SF) \$1,900/MO
TOTAL RESIDENTIAL UNITS	23 UNITS



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SECTION 1

PROPOSED USE AND CONCEPT DESIGN

THE QUIET NEIGHBOR OPTION

The preliminary design for The Underwood Building is based on the concept of the “quiet neighbor.” At three stories, the building is an elegant structure that inserts itself into the community with an appropriately scaled mass and with building features that respond to the local Wauwatosa Village Context.

OVERVIEW

The Underwood Building proposes to integrate 23 apartments, 49 underground resident parking stalls, 13 off-street parking stalls and 2,500 square feet of sidewalk accessible commercial space into the northern limits of the Village. The project is compliant with the “C1” District and respects parameters established within the current Zoning Ordinance. This is primarily accomplished by limiting the building height to three stories and 40-feet in height.

BUILDING MASSING

The overall building massing is context sensitive and respects the scale of the single-family residences directly to the west of the site along Church Street by gradually stepping down to one-story for the majority of the shared property line. Three fenced-in garden apartments are located along this property line and create the opportunity for a landscape buffer between the building edge and neighboring properties. The three-story massing along Underwood Avenue sits just at the 40-foot height limit dictated by the

“C1” zoning classification and sets a 1:1 ratio of building height to street width ratio, which is a favorable proportion for an urban setting that reinforces livability according to the Congress for New Urbanism.

The Underwood Avenue façade is designed in a traditional “tri-partite” composition with a base, middle, and top. In addition, the massing is divided into two primary building blocks which hints at a historic structure that was added to over time. The northern section of the building steps down slightly in height to reinforce this concept.

BUILDING ACCESS POINTS

The access points of the building were designed to take maximum advantage of the existing site topography which slopes approximately 6-feet from north to south. By utilizing the existing fire station ramp, we are able to depress the residential parking garage without additional exterior ramping. The residential building entry, commercial space and the public parking stall access are located as far to the south as possible. This allows for the first floor public parking garage to be depressed slightly on the north end thereby minimizing the overall building height.

REQUESTED PERMANENT EASEMENT

We request a permanent access and air-rights easement over the ramp at the north end of the site to permit vehicle access and air space

required for windows on the north elevation.

MATERIALS

Dark, iron-spot brick will root the building to its site and exude a quiet ambiance. Although there is precedent for lighter colored brick on buildings within the Wauwatosa Village, we believe that buildings on the perimeter of the commercial district should be darker in color so that the building mass recedes into the surrounding context. As our context photos illustrate, there is a strong vernacular of intricate brick detailing that exist on historic Village buildings. Many of these buildings display skillful brick patterning, stepping, and reverse ramparting. As we develop the building, it is our intention to explore these concepts further.

Borrowing from the rich limestone detailing found on many historic Village buildings, The Underwood Building will utilize precast architectural concrete banding and detailing to organize the façade and reinforce the tripartite concept.

We are planning to limit walk-out balconies to the Underwood Avenue elevation. This decision reinforces the “quiet neighbor” concept by eliminating balconies on the west face overlooking neighbor’s yards. Although there is scant precedent for balconies within the Village, the steel-framed balconies planned for this building are meant to evoke the Juliet-style balconies on the building directly across the street.

The high-efficiency windows on the building will have dark colored frames and will be grouped in pairs of three. The precedent for this window pattern is common within the Village.

BUILDING LIGHTING

The exterior lighting scheme will be limited to low-energy LED lamps with full cutoff housings and will be programmed to shut back

after commercial house. Decorating exterior illumination will be limited to the Underwood Avenue elevation to highlight its street presence.

PARKING

As previously indicated the underground parking for residents takes advantage of the existing fire station ramp to provide a highly-desirable 1:2 parking ratio. The off-street, covered public parking deck provides 13 stalls and exudes a high-level of urban sophistication while complementing the public parking needs for the nearby retail. Garage parking space for tenant bicycles will be provided along with a small mechanic station and air pump for convenience and support bike usage.

REFUSE COLLECTION

The refuse collection room is located in the center of the building and is collected from Underwood Avenue.

UNIT AMENITIES

Residents of The Underwood Building will enjoy luxurious daylight into all units. Assuming a higher-rent leasing plan, the units will be outfitted with high-quality finishes such as modern millwork and countertops, hardwood floors, stainless steel appliances, in-unit washers and dryers, and tall ceiling heights. These amenities are necessary to attract and retain long-term, high-quality tenants.

Alternative transportation options are also served by The Underwood Building while engaging public bus routes, pedestrian and bicycle pathways. We may consider trading two public parking stalls for a three-bike bike sharing station.

SUSTAINABILITY

As the long-term operating costs of a building far outweigh the upfront costs of construction, the single greatest step toward sustainability is to create an efficient building envelope that

includes high-performance walls, windows and roofs. In addition, we intend to choose low-VOC, and recycled content carpets and interior finishes.

NEIGHBORHOOD PARTICIPATION AND COMMUNITY INTERFACE

As demonstrated on previous multi-family projects within the City of Wauwatosa, ARC-INT Architecture looks to engage with political stakeholders including the Mayor, Alderpersons, and neighbors.

On Friday, January 22nd, we presented an initial four story building concept to Mayor Ehley, First District Alder Moldenhaur and Second District Alder Kathy Causier. An additional presentation was given to First District Alder Matt Stippich on Saturday morning January 23rd.

Residents living in the adjacent homes along Church Street were invited to a gathering hosted at the home of one of the adjacent properties on Monday, January 25th 2016. At that gathering, we presented the four story concept of the proposed development to six neighbors and Alder Moldenhaur who were in attendance. We had a lengthy and productive conversation about the preliminary design scheme and listened carefully to the concerns raised by the neighbors.

During the “living room” discussion with Church Street neighbors several candid comments were taken into consideration by our development team. Perhaps most significant of these comments was the concern that a four-story building would be too intensive for the site. Concern was expressed that a four story building that exceeded the height limit in the underlying C1 District would set an unwanted precedent for future development on the parcels to the south. Our team responded to these concerns by scaling back the project scope and reducing the building height to three stories. The result is a building that conforms

to the “C1” zoning height limits and addresses the concerns of the adjacent neighbors to the west.

As we work to finalize the details of the building plans we will continue to solicit input from the neighbors to address their concerns.



There are numerous examples of brick detailing on historic buildings within the Village. One of the most common details is a reverse-rampart brick stepping pattern found on the parapets and rooflines of historic buildings. We will explore options for including similar detailing in the brick facade of The Underwood Building.

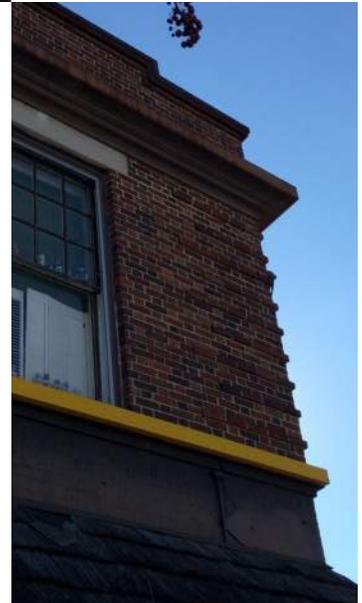


This photo shows an example of a historic building with dark iron-spot brick with an inset banding pattern at the base / first floor of the building. The photo is also displays dark stone banding and wood storefront framing.

The Pizzeria Piccola building has inset storefront framing. We are planning a similar feature for The Underwood Building, which creates and overhang for visitors entering the main apartment entrance and commercial space along Underwood Avenue.



This photo shows another example of dark brick with "plucked" brick banding at the corner of the facade along with stone lintels and dark stone banding and copings.



LOCAL CONTEXT INVENTORY

At the outset of the preliminary design process for The Underwood Building we took an inventory of historic detailing on existing buildings within the Village. This photo montage illustrates some of the main details found on buildings that we are intending to include in the project.



The two-story building directly across the street from The Underwood Building site displays a medium / dark wirecut brick facade with reverse rampart detailing at the parapet, tripartite window composition and juliet balconies. The base of the building has storefront detailing that will be echoed in The Underwood Building.



The recently constructed fire station governs the heights of the banding on The Underwood Building and informs the overall massing of the new construction.

Typical wood-framed storefronts along Underwood avenue directly across the street from the proposed Underwood Building. The scale of the store fronts will be echoed in the new development and will enliven the street presence of the building.



This photo shows another example of dark brick with “plucked” brick banding at the corner of the facade along with stone lintels and dark stone banding and copings.



LANDSCAPING

TREE-LINED STREETS WITH GATED,
URBAN PLANTERS



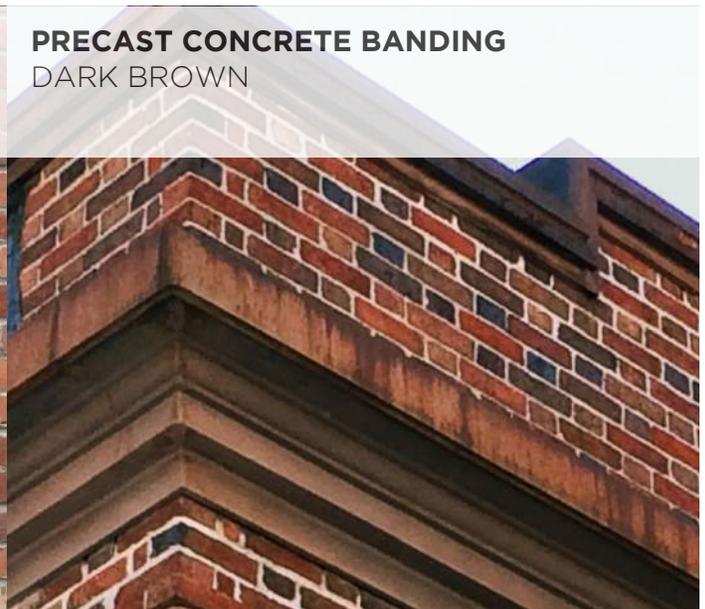
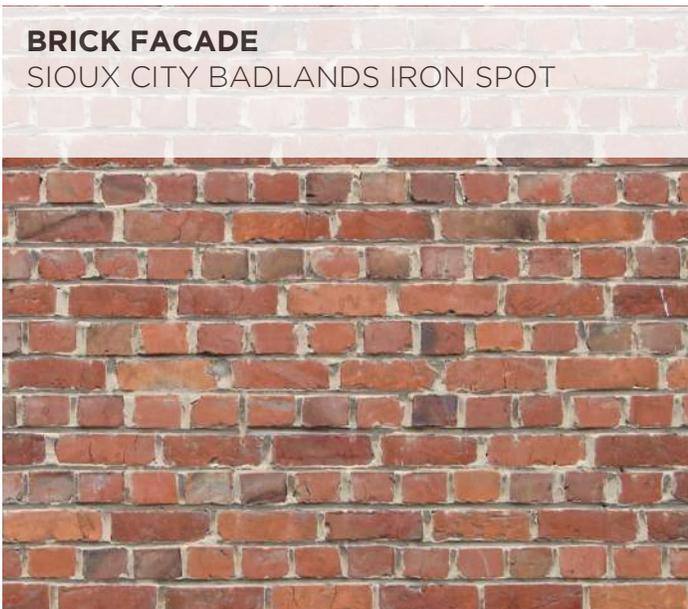
CAST STONE BASE

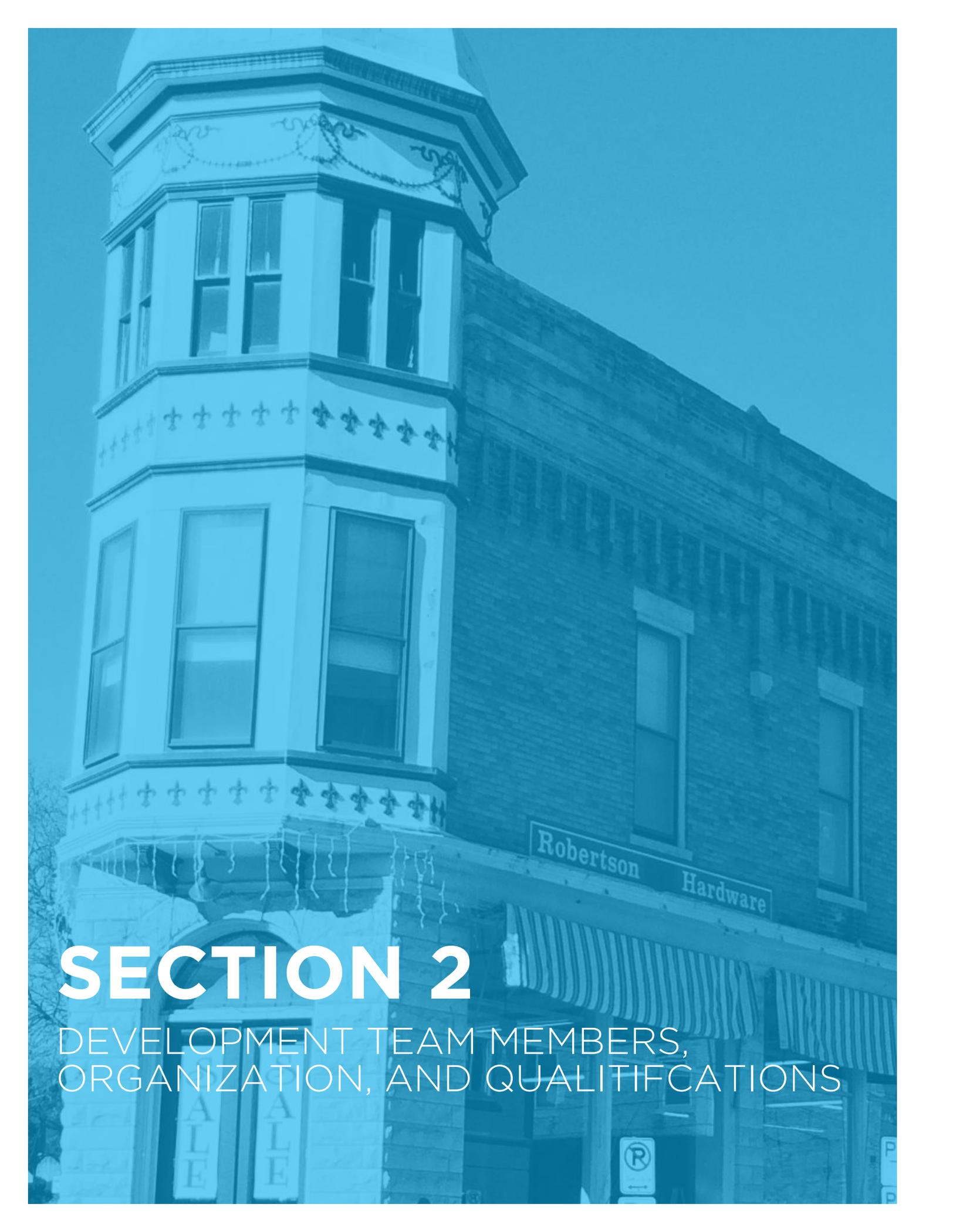
LIMESTONE COLOR



BUILDING MATERIALS

We have chosen a materials palette that will be faithful to existing historic Village buildings while maintaining a easy to maintain and elegant presence. The materials are high-quality will evoke a timeless quality.





SECTION 2

DEVELOPMENT TEAM MEMBERS,
ORGANIZATION, AND QUALITIFCATIONS

DEVELOPMENT TEAM

Brayton Management Company, Inc, led by William (Bill) Bode and Arcint LLC, a Limited Liability Company owned by Edward Haydin and Ryan Thacker comprise the development team. A new limited liability company will be created to undertake this development. Collectively the team possess the experience and expertise to successfully undertake this project. The parties will work collaboratively on all elements of the development but the primary focus of each of the parties will be as follows:

Mr. Bode personally will be responsible for overseeing the financial structure of the deal. He will take the lead in negotiating requested investment support from the City of Wauwatosa, obtaining private lender financing and admitting additional investor equity. Bode's Brayton Management Company, Inc. will administer the project through the pre-development stage, during construction and through initial project absorption. Upon completion BMCI will manage the ongoing day-to-day operation of the project.

Mr. Haydin and Mr. Thacker will each personally be responsible for overseeing the design and engineering of the project. They will take the lead in obtaining all necessary permits and approvals, soliciting competitive bids from qualified contractors, negotiating the construction contract and administering

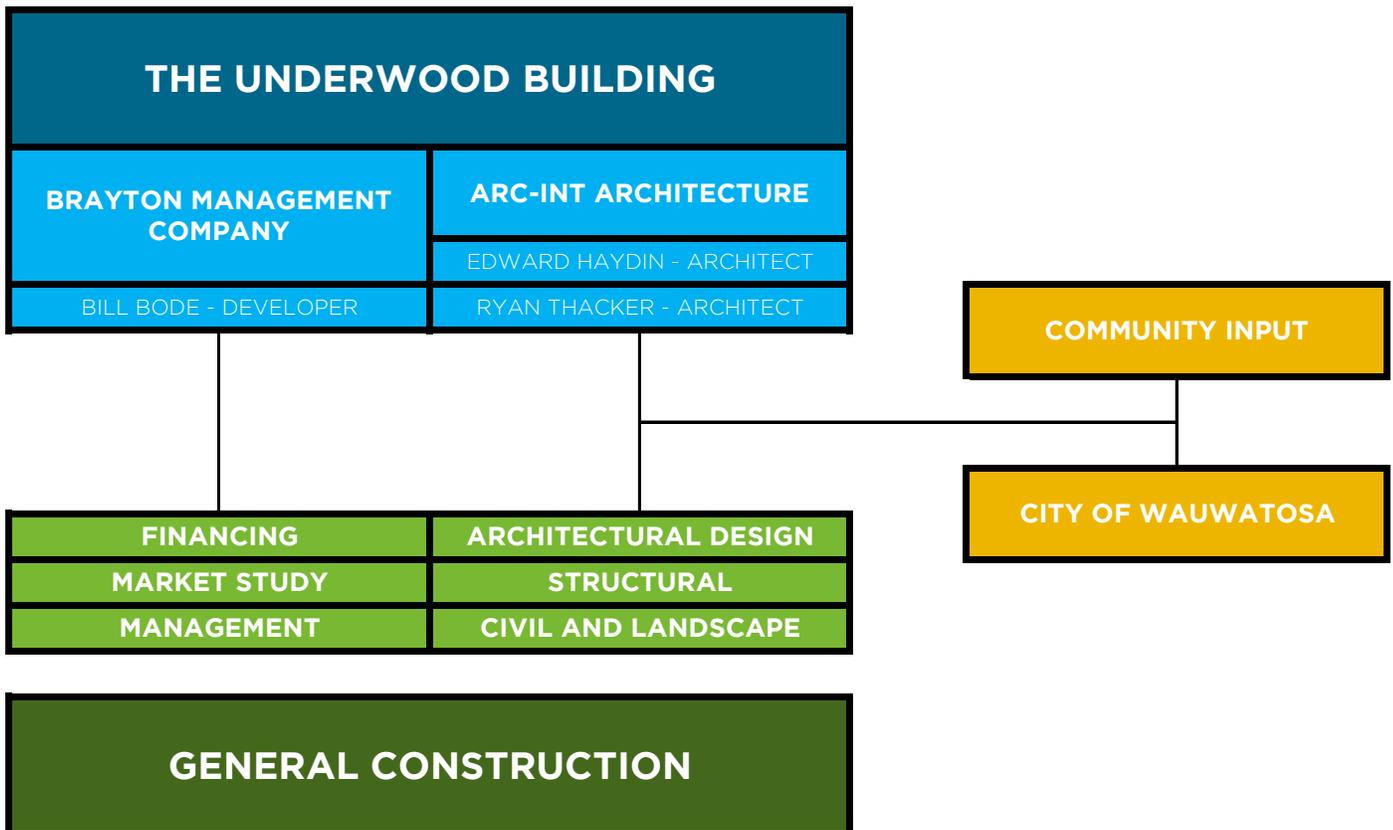
the construction contract through project completion.

The respective interests of the parties in this new entity will be determined upon award of the project.



ORGANIZATIONAL CHART

The team organizational graphic below displays the composition of our development team. In this model, both the lead developer and architect are part of the building ownership group. We are committed to a robust community input process to create a building that sits at-ease in the Village and provides a model for future development.





BRAYTON MANAGEMENT COMPANY PROFILE

ROLE: LEAD DEVELOPER



BILL BODE
OWNER

Brayton Management Company Inc. (BMCI) was founded in 1983 by William B. Bode to develop real estate and provide real estate related consulting services. BMCI undertakes a variety of development projects and consulting assignments. Development experience includes office buildings, shopping centers, senior adult retirement centers, multifamily housing, (both rent assisted and market rate) mixed-use, adaptive reuse historic renovation projects and multi-tenant business service centers. Although BMCI is no longer actively engaged in providing consulting services, past consulting assignments include market and feasibility analysis for rent assisted and market rate senior adult and multifamily housing projects, office buildings, shopping centers, mixed-use, adaptive reuse, historic renovation and multi-tenant business service centers. BMCI also provides a full range of management and leasing services for the properties in which William Bode holds an ownership interest.

Examples of Brayton Management Company's commercial development projects are listed on the following pages.

Main and Mill Building

N88W16521 Main Street
Menomonee Falls, WI
32,400 square feet, mixed use residential/commercial
17 one and two bedroom apartments
8,094 square feet retail/commercial
22-stall parking garage
Completed September, 2004
Financed Conventionally by Park Bank with secondary financing provided by the Village of Menomonee Falls Community Development Authority

Main and Grand Building

N88 W16586 Main Street
Menomonee Falls, WI
10,600 square feet, mixed use residential/commercial
4 two bedroom, two bathroom apartments
4,500 square feet retail/commercial
Attached 6 car garage
Completed February, 2002
Financing by Park Bank and the Village of Menomonee Falls Community Development Authority

Galleria West Shopping Center

18900 W. Bluemound Road
Brookfield, Wisconsin
64,000 square foot Shopping Center
28 Specialty Shops, Offices and Restaurants
Opened October 1987
Refinanced in 2006 with a \$6.0 MM securitized conduit
Loan funded by CIBC.
Owned by Galleria West Associates, LLP

Golf Galaxy Building

19030 W. Bluemound Road
Brookfield, WI
17,000 square feet, retail
Completed, February, 2000

New Construction single occupant building
Built for and leased to Golf Galaxy
Financing by M&I Bank

Brookfield Woods Senior Apartments

Town of Brookfield, Wisconsin
103 units for Independent Elderly Persons (21 units are rent-controlled for moderate income persons)
Opened November, 1993
Waukesha County Housing Authority Tax-Exempt
Bond Financing with HUD Section 221(d)(4) Mortgage Insurance

Historic Arcade Building (Certified Historic Renovation)

Wauwatosa, Wisconsin
36,000 square feet with underground parking
10 apartments
6 Commercial Spaces
Financed by Firststar Bank and The City of Wauwatosa Revolving Loan Fund
Winner of the Wauwatosa Chamber of Commerce
Civic Improvement Award - 1995
Designated a National Historic Landmark, March 1997

7206 - 08 W. North Avenue

Wauwatosa, WI
2,400 square feet, commercial
Acquired June, 2001
Located adjacent to the Historic Arcade Building, this building was extensively renovated and is was occupied by a Curves Women's fitness studio.
Financing by M&I Bank

Park Crest Center

New Berlin, Wisconsin
27,000 square foot Professional Office Building
Opened 1988
Joint Venture with St. Francis Bank
Now owned by Park Crest Center II

Partnership

Park Crest Center II

New Berlin, Wisconsin
21,190 square foot Business Service Center/
Office Building
Opened 1990, Expanded in 1996
Construction and Permanent Financing
through Firststar Bank- Milwaukee

Barstow Office Center

Waukesha, Wisconsin
25,000 square foot Professional Office
Building
Opened in 1986
Adaptive Reuse of a Former School Building
Financed with Tax Exempt Redevelopment
Authority Revenue Bonds

One area of emphasis in Brayton Management Company's consulting work is market and feasibility analysis for senior adult retirement centers. We have undertaken market analysis for prospective retirement housing developments in:

- St. Francis, Wisconsin;
- Wausau, Wisconsin;
- Dousman, Wisconsin;
- Waukesha, Wisconsin;
- Decorah, Iowa;
- Kohler, Wisconsin;
- Hartford, Wisconsin;
- New Berlin, Wisconsin;
-
- Brookfield, Wisconsin;
- East Troy, Wisconsin; and
- Milwaukee, Wisconsin

These include projects for independent well elderly persons and frail elderly persons with both entrance fee, rental pricing structures, and with varying levels of support services.

Brayton Management Company's housing development and consulting activities include projects that are developed through

public/private partnerships. Our expertise includes organizing ownership structure, assessing market demand and project financial feasibility, obtaining public approvals, structuring project financing, overseeing architectural and construction contracts and organizing and implementing marketing programs. Examples of housing projects where we provided development services include:

Woodside Haven

Ashwaubenon, WI
24 units for low income elderly persons
HUD Section 202 Supportive Elderly Housing
Program
Opened Spring, 2004
Sponsored by Bay Area Lutheran Homes, Inc.

Hadley Terrace

Milwaukee, Wisconsin
60 units for low income elderly persons
HUD Section 202 Supportive Elderly Housing
Program
Opened October, 1996
Sponsored by St. Mary's Nursing Home of
Milwaukee, Inc.

LSS Manor, Inc. - New Berlin

New Berlin, Wisconsin
48 units for Low Income Independent Elderly
Persons
Opened April, 1994
HUD Section 202 Capital Advance with Project
Rental Assistance Contract
Sponsored by Lutheran Social Services of
Wisconsin and Upper Michigan, Inc.

Juniper Court Apartments

St. Francis, Wisconsin
53 units for Low and Moderate Income
Independent Elderly Persons
Adaptive Reuse of Former St. Ann Center
Nursing Home and Infirmary
Opened Summer 1994
Financing by Wisconsin Housing and
Economic Development

Authority (WHEDA) under its 4% Loan Program
 Grants from the Federal Home Loan Bank/St. Francis Bank, FSB and Housing Cost Reduction Initiative (HCRI) program, Wisconsin Department of Development, Division of Housing
 Sponsored by the Sisters of St. Francis of Assisi.

Summit Woods

Waukesha, Wisconsin
 104 Units for independent Elderly Persons (21 Units are Rent Controlled for Moderate Income Persons)
 98% leased within four months of opening
 Tax Exempt Housing Authority Bond Financed with
 HUD Section 221(d)(4) Mortgage Insurance
 Owned by Summit Woods Limited Partnership

Hickory Hill Apartments/LSS Housing

Waukesha, Inc.
 Waukesha, Wisconsin
 20 Units for Developmentally-Disabled Persons
 Opened 1990
 Section 202 Direct Loan/Section 8 Rent Assistance
 Sponsored by Lutheran Social Services of Wisconsin and
 Upper Michigan, Inc. and the Waukesha Rotary Club

Canticle Court Apartments

St. Francis, Wisconsin
 48 Units for Independent Low Income Elderly Persons
 Opened November 1989
 HUD Section 202 Direct Loan, HUD Section 8 Rent Assistance
 Sponsored by the Sisters of St. Francis of

Assisi

The Women's Center Transitional Living Project

Waukesha, Wisconsin
 4 Houses for Families who are victims of Domestic Violence
 Occupied December, 1989
 Acquired, Rehabilitated and Structured Private Financing with
 HUD Section 8 Moderate Rehabilitation Program
 Owned by the Women's Center, Inc.



EDWARD HAYDIN, AIA
ARCHITECT

Ed is a co-founder and currently leads the Milwaukee based professional firm ARC-INT Architecture that is used to focus on projects that fulfill a dynamic of local economics and place. Their project list varies from local playgrounds and parks to neighborhood bakeries to multi-use developments inserted into a tight urban fabric to large-scale institutional facilities that silently support community infrastructure.

Ed's local advocacy in Wauwatosa for neighborhood economic resiliency has formed an understanding of pedestrian and bicycle connections through a district as well as the importance of working with residents and elected representatives in a trustworthy and collaborative process.



RYAN THACKER, AIA
ARCHITECT

Ryan is a co-founder of ARC-INT Architecture and is licensed to practice architecture in the State of Wisconsin with over 16 years of design experience. His professional portfolio contains projects that span a wide-variety of building types and scales. Currently, Ryan is focused on development projects that respond to their local context in a profound way and concurrently achieve financial viability. While balancing program, budget, and aesthetics, Ryan is adept at analyzing different design options and opportunities to arrive at the “best-fit.” His design process evolves from a deeply rooted understanding of architectural history, proper proportion, and rigorous detailing that result in buildings and projects that maintain a timeless quality.



600 East Wisconsin Building facade restoration completed by ARC-INT Architecture in 2015. Winner of a Mayor's Design Award.

ARC-INT ARCHITECTURE FIRM PROFILE

ROLE: ARCHITECT AND DEVELOPMENT PARTNER

ARC-INT Architecture is a Milwaukee based architecture and design studio that is dedicated to enhancing our local environment, while exploring how contemporary life evolves and changes our experience. Originally founded in 2004, our practice is focused on compelling work that is informed by circumstance, craftsmanship, and community context.

Pragmatic and research-driven design yields social, economic and ecological outcomes that connect people to places and evoke a quiet, emotional response. We subscribe to a holistic design approach that is deeply responsive to our client's needs and desires. Through collaboration, we strive to create spaces that are rich in ambiance and bear the imprint of the individuals involved in their creation. Our primary objective is to utilize our experience and professional expertise to generate design solutions that are sensitive to the parameters of our client's program, and the realities of current market conditions.

The name of the firm, ARC-INT is a contraction of the words Architectural-Intelligence. Through careful analysis of project constraints and parameters, we provide our clients with the information necessary to make highly-principled and defensible decisions. Working closely with engineers, market analysts, economists, construction experts, cost-estimators, and urban planners, our design process helps to remove unnecessary risk from our client's portfolio.

ARC-INT Architecture is focused on developing projects that are tailor-fit into existing communities and make positive contributions to urban and semi-urban living.



HIGHLAND COMMONS WEST ALLIS, WISCONSIN

Located in Wauwatosa's Midtown commercial district, this multi-family housing development features (24) luxury apartments focused on the type of local conveniences that urban areas provide. The design is a sensitive response to the neighborhood scale adding housing density at the end of a traditional single-family housing block. The design team worked collaboratively with local neighbors to study impacts on the properties to the north and address concerns through design solutions. The rich materials palette of brick, stone, and stained wood borrow from the local vernacular. The building also contains (24) covered parking stalls at the base of the building.

MITCHELL STREET MARKET LOFTS MILWAUKEE, WISCONSIN

Mitchell Street Market Lofts derives its name from the primary ground-floor tenant - Growing Power. The steel framed canopies covering the commercial retail spaces along Mitchell Street evoke the tradition broad metal canopies found in the historical market districts of Milwaukee. The four-story building contains twenty-four two and one-bedroom dwelling units. In addition to the Growing Power retail space, the ground floor contains a covered parking garage and a 2,000 sf community room and leasing office. The modest exterior materials palette includes brick detailing that is in harmony with the surrounding neighborhood, steel-framed balconies, and fiber-cement siding.



MILL AND MAIN BUILDING MENOMONEE FALLS, WISCONSIN

32,400 square feet, mixed use residential/commercial
17 one and two bedroom apartments
8,094 square feet retail/commercial
22-stall parking garage
Completed September, 2004

Financed Conventionally by Park Bank with secondary financing provided by the Village of Menomonee Falls Community Development Authority



RELEVANT PAST PROJECTS

Our multi-family housing and development portfolio contains projects that represent appropriately-scaled design solutions that respond directly to their local context and become local landmarks in the community. The work possesses a handsome and timeless quality that represents our design sensitivity.

655 BROOKFIELD ROAD BROOKFIELD, WISCONSIN

This new multi-family development is currently under design by ARC-INT Architecture with Brayton Development Company in the Village of Brookfield. Situated on a site directly north of the Galleria West retail development, the building contains 24 units of one-bedroom and two-bedroom apartments.

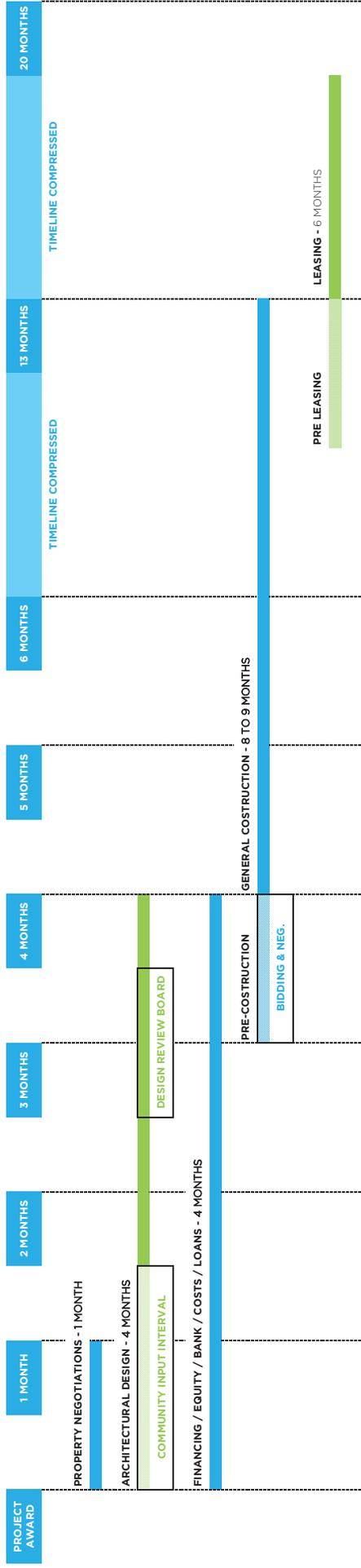


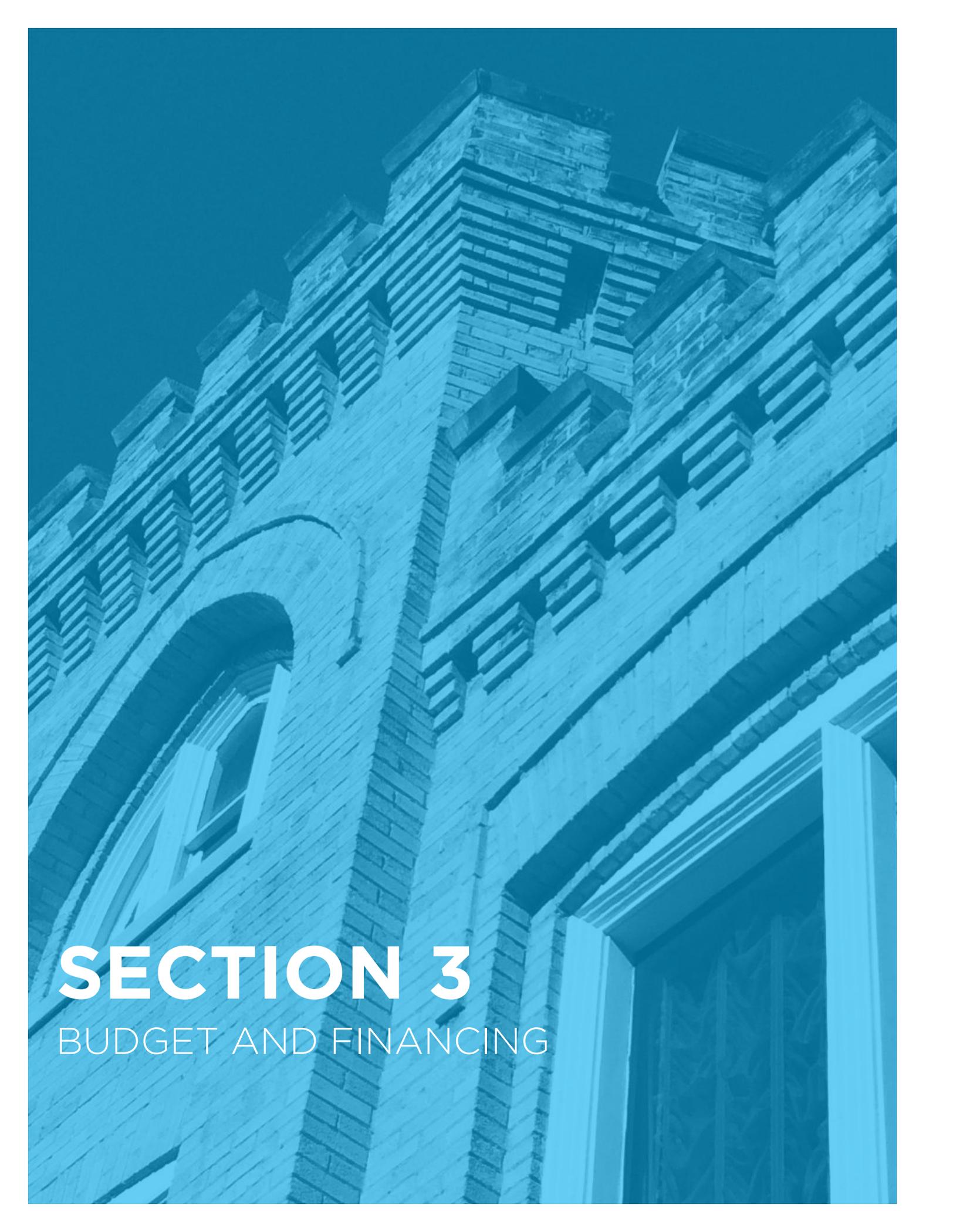
PASADENA APARTMENTS WAUWATOSA, WISCONSIN

Located in Wauwatosa's Midtown commercial district, this multi-family housing development features (24) luxury apartments focused on the type of local conveniences that urban areas provide. The design is a sensitive response to the neighborhood scale adding housing density at the end of a traditional single-family housing block. The design team worked collaboratively with local neighbors to study impacts on the properties to the north and address concerns through design solutions. The rich materials palette of brick, stone, and stained wood borrow from the local vernacular. The building also contains (24) covered parking stalls at the base of the building.



DEVELOPMENT SCHEDULE





SECTION 3

BUDGET AND FINANCING

BUDGET AND FINANCING

A summary of the project budget and proposed financing structure is included in the Executive Summary. A detailed project proforma analysis is provided in the proprietary and confidential supplement which is submitted separately.

In undertaking this project we will make affirmative efforts to solicit bids from qualified women and minority owned contractors. Our goal will be to award contracts to qualified women and minority owned contractors totaling 20% of the total construction cost of the project.



SECTION 4

ADDITIONAL COMMENTS

ADDITIONAL COMMENTS

CITY WATER AND SEWER UTILITIES

Our engineer's discussion with the City Engineering staff and Water Department has concluded that based on the provided information, the Water and Sewer utilities are sufficient for this use and intensity. Our proforma is based on these assumptions.

- Water: 75 psi (modeled only, no flow tests available); adequate for intended use.
- Sanitary Sewer: 12-inch line; adequate for intended use.
- Storm Sewer: 42-inch line with upstream diversion already completed; adequate for intended use.

ENVIRONMENTAL STUDY

The referenced Environmental Study provided limited information regarding existing conditions as related to site based hazardous materials. Our proforma is based on the site being "develop-ready." A Phase One Environmental Study will determine if further soils evaluation is required.

VILLAGE STREETSCAPING PLAN

Design and placement of the building has considered the Village Streetscaping Plan in the initial phases of development. Limited engineering was available during the preparation of the response to the RFP. We intend to integrate with the plan and to cooperate with minor street easements as necessary to integrate our project into the concept execution.



SECTION 5

APPENDIX

WILLIAM B. BODE RESUME

EXPERIENCE

1983 to date

Founded Brayton Management Company, Inc. (BMCI) to develop and own commercial real estate and to provide multifamily and commercial development-related consulting services. BMCI also provides property management services for properties that William Bode is invested in.

For the past several years BMCI has been exclusively a development and property management firm. In past years consulting services included assisting clients with market analysis, property acquisition, leasing, financial feasibility analysis, deal structuring and financing.

1983-1989

Affiliation with the Rooney Group, providing appraisal, market analysis and financial feasibility consulting services for a variety of commercial, industrial and multifamily residential development projects.

1979-1982

Project manager for the Carley Capital Group based in Madison, Wisconsin, with offices in Milwaukee, Washington D.C., Los Angeles and Philadelphia. Coordinated and managed all phases of development on a variety of projects, including multifamily residential (government assisted and conventional), hotel, commercial office and retail developments.

Projects were predominantly mixed-use downtown redevelopment projects undertaken in partnership with public entities and often involved the renovation or adaptive reuse of historic or architecturally significant properties. Performed or oversaw market and financial feasibility studies, negotiated property acquisition, leases, public approvals, public assistance packages and financing packages.

1976-1979

Performed market and feasibility studies for government assisted elderly and family residential, conventional elderly and general-market residential, second-home recreation communities, medical offices, conventional offices and shopping center developments. Duties included assembling

and analyzing market data, survey research, financial feasibility analysis and report preparation.

EDUCATION

Master of Science Degree, Graduate School of Business; Major in Appraisal and Real Estate Investment Analysis. University of Wisconsin - Madison; Graduated 1977.

Bachelor of Science Degree, College of Letters and Science; Major in Urban and Economic Geography; University of Wisconsin - Madison; Graduated, with distinction, 1975.

AFFILIATIONS

President of the Board of Directors, Hadley Terrace Senior Apartments, a 60-unit HUD Section 202 Supportive Housing for the Elderly project located in Milwaukee, WI, Sponsored by the Sisters of the Divine Savior

Chairman of the Strategic Planning Committee, Past Member of the Board of Directors, St. Anne's Salvatorian Campus, a Continuum of Care Retirement Facility Serving Frail Seniors with Assisted Living Apartments (RCAC and CBRF), Sisters Residence and a Skilled Nursing Home which Together Care for 248 Residents. Located in Milwaukee, WI and Owned by the Sisters of the Divine Savior.

Director, City of Hartford, WI, Downtown Business Improvement District

Licensed Real Estate Broker - State of Wisconsin

Member, Wauwatosa, WI, Rotary Club, Past President

Past Director, Menomonee Falls, WI, Chamber of Commerce

Past Director of the Wauwatosa Economic Development Corporation

Past Chairman of the Wauwatosa, WI, Board of Review

Past Member of the Wauwatosa, WI, Plan Commission

Past Member of the Wauwatosa, WI, Historic Preservation Commission



EDWARD HAYDIN PRINCIPAL AND CO-FOUNDER

Ed's leadership is straight-forward, informed by culture with a desire to create meaningful solutions. Establishing the Arcint-Architecture practice in 2012, he is committed to a sense of community to provide inspired design work. Diverse clients such as Saint Francis Xavier, Sokaogon Chippewa Tribe, and the City of Wauwatosa appreciate Ed's ability to remain flexible and pragmatic while creating beautiful, fulfilling buildings and spaces.

Edward brings over 20 years of architectural design experience focusing on programming, master planning, building design and common sense sustainability. He focuses on managing the daily activities of the firm, industrial, religious, park and community planning, corporate, multi-family housing and public facilities.

EDUCATION

Spring 1993 - University of Wisconsin - Milwaukee School of Architecture and Urban Planning - Bachelor of Science in Architectural Studies.

PROFESSIONAL

Architect in the State of Wisconsin.

Member of the American Institute of Architects

Construction Specifiers Institute
Construction Document Technologist
Certification

COMMUNITY INVOLVEMENT

Friends of Center Park
Non-Profit Executive Board Member - elect.

East Tosa Alliance
Past Executive Board, Founding
Member & Planning Chair.

*Wauwatosa Village Business
Improvement District*
Past Planning Committee; Wayfinding
Committee.

SELECTED PROJECT EXPERIENCE

2015 Custom Truck and Equipment Building Addition - Union Grove, Wisconsin
A 40,000 sqft addition to an existing metal building structure. The new addition contains over 15 vehicle bays with overhead cranes and jib cranes. The addition also contains offices, parts area, retail sales, and meeting rooms.

2014 Village of Shorewood Department of Public Works DPW Yard Masterplan - Shorewood, Wisconsin
Constrained by a neighborhood on the east and north and the Milwaukee River to the west, the Shorewood Department of Public Works hired Sigma and ARC-INT Architecture to provide an independent evaluation and solutions to keep the landlocked site functioning efficiently into the next 25 years. Site designs to contain runoff are offered as a way to access MMSD granting for clean water were included within the recommendations.

2014 Rishi Tea, Owner's Representative for Headquarters Building Construction - Milwaukee, Wisconsin
With growth outpacing the current facility, Rishi Tea- a purveyor and broker of international tea, selected to work with Arcint-Architecture in a Supplemental role as Owner's Representative. Key factors in our success were guiding the client through technical building discussions with the Architect and remaining creative to keep the contractor on schedule. The result was a facility delivered in time for the Christmas production season that meets the technical requirements for storage and processing high quality tea. Rishi Tea retains Arcint-Architecture for other design projects.

2014 City of Wauwatosa, City Hall Administration Department Renovations - Wauwatosa, Wisconsin
Working closely with City administrative staff and elected officials, ARC-INT Architecture expertly combined four separate departments with the Executive Suite to design a warm, inviting and safe work environment that is also inviting to citizens. A multifunctional design element uses a feature wall as a media interviewing area.
Construction Cost: \$380,000.



COMMUNITY INVOLVEMENT CONTINUED

Wauwatosa Bicycle and Pedestrian Plan
Past Committee Member.

*Wauwatosa Design Review Board –
Commercial*
Sitting Member.

PROJECT AWARDS

2015 Mayor's Design Award for:
600 East Wisconsin - Facade;
Milwaukee, WI.

*2013 Wauwatosa Historic Preservation
of Properties Award; Rocket Baby
Bakery, Wauwatosa, Wisconsin.*

2011 American Libraries Showcase for:
Tempe Public Library; Tempe, AZ.

2010 ENR Award of Merit for:
IBEW/ Local 494 Milwaukee Joint
Apprenticeship Training Center;
Wauwatosa, WI.

*2007 American Society of Interior
Designers for:*
Saint Rita Parish; West Allis, WI.

*2004 American Society of Interior
Designers for:*
Saint Mary Faith Community; Hales
Corners, WI.

*2000 Midwest Construction Project
Award of Merit for:*
Trinity Evangelical Lutheran Church;
Waukesha, Wisconsin.

*1995 International Masonry Design
Award for:*
Winkler Elementary, Burlington
Wisconsin.

SELECTED PROJECT EXPERIENCE WITH PREVIOUS ARCHITECTURAL FIRMS (FIRM OF RECORD LISTED)

2012 City of Wauwatosa Hart Park Playground & Splash Pad - Wauwatosa, WI
Project Role: Design Architect & Project Management through Construction
Administration for interpretive and accessible playground facility at the Hart Park
Bandshell.
Construction Cost: \$980,000.
Architect of Record: Engberg Anderson.

**2012 City of Wauwatosa City Hall Health Department Renovations -
Wauwatosa, WI**
Project Role: Design Architect & Project Management through Construction
Administration for the Health Department Renovations as developed in the 2010
City Hall Master Plan.
Construction Cost: \$380,000.
Architect of Record: Engberg Anderson.

**2011 Hawker Beechcraft Corporation Indianapolis Aircraft Service Center
Indianapolis, IN**
Project Role: Planning & Project Management through Construction
Administration.
Multi-phased design and construction of 80,000 square foot- Aircraft Maintenance
Hangar and adjacent paint booth, Fixed Base Operator and fuel depot.
Construction Cost: \$15,000,000.
Architect of Record: Engberg Anderson.

**2008 Milwaukee Electrical Joint Apprenticeship Training Center - Wauwatosa,
WI**
Project Role: Planning, Design Architect & Project Management through
Construction Administration for a 37,000 square foot renovation of a Fed Ex
distribution center into state of the art training labs and classrooms for the
IBEW Local 494 Apprenticeship Training Program and Journeyman Continuing
Education Programs.
Construction Cost: \$4,500,000.
Architect of Record: Engberg Anderson.



RYAN THACKER PRINCIPAL AND CO-FOUNDER

With experience working on a wide variety of building types and project scales, Ryan has professional expertise in providing elegant design solutions that engage environment, craft, and community. He is passionate about exploring contrasting relationships in his work – inside/outside, public/private, technology/nature – through the use of simple forms, “honest” materials, and natural light. As a craftsman accustomed to creating handmade objects, Ryan has a unique appreciation for well-crafted buildings and carefully-planned spaces.

Ryan brings over 16 years of experience in the architectural design industry and nine years as a professional architect. He possesses a rare balance of technical abilities and aesthetic design talent.

EDUCATION

Spring 2000 - University of Wisconsin - Milwaukee School of Architecture and Urban Planning - Bachelor of Science in Architectural Studies.

PROFESSIONAL

2006 - Present
Architect in the State of Wisconsin.

Member of the American Institute of Architects

Construction Specifiers Institute
Construction Document Technologist
Certification

COMMUNITY INVOLVEMENT

Ryan serves on the facility advisory boards for Notre Dame Middle School in Milwaukee advising the school on maintenance of existing structures and the development of facility expansion plans. He is an active in the Clarke Square and Garden District Neighborhoods of Milwaukee advocating for vibrant communities, pedestrian / bicycle friendly infrastructure, and positive development trends.

SELECTED PROJECT EXPERIENCE

2015 Hunger Task Force of Milwaukee Farm Visitor Center - Franklin, WI
Project Role: Project Designer for a new addition to the existing granary building to provide meeting spaces, offices, and central gathering point on the farm.
Construction Cost: \$1.1M

2015 City of Wauwatosa, City Hall Renovations - Wauwatosa, WI
Project Role: Project Designer for the interior renovations to the administration department of the Wauwatosa City Hall.
Construction Cost: \$400K

2014 Cardinal Capital Management Pasadena Apartments - Wauwatosa, WI
Project Role: Principal-in-Charge and Lead Designer for a new apartment development in a semi-urban context in Wauwatosa.
Construction Cost: \$4.5M

2014 City of Washburn, West End Park Masterplan - Washburn, WI
Project Role: Project Designer for the redesign of West End Park including a new masterplan and various architectural structures.
Construction Cost: \$6.5M

2014 Village of Shorewood DPW - Yard Masterplan - Shorewood, WI
Masterplan and study of the existing facility and recommendations of new structures and site organization to optimize efficiency.
Construction Cost: To be Determined

2013 City of Wauwatosa, DPW Planning and Renovations - Wauwatosa, WI
Programming and design layout of interior renovations of the existing DPW facility to support efficient workflow.
Construction Cost: \$1.2M



PROJECT AWARDS

2015 Mayor's Design Award for:
600 East Wisconsin - Facade;
Milwaukee, WI.

IIDA Award and AID Award for:
Hamilton Fine Arts; Sussex, WI.

*Daily Reporter/Wisconsin Builder – Top
Project and Wisconsin DOA – Excellence
in Architectural Design for:*
UW Madison - Microbial Sciences.

*School Planning and Management Merit
Award for:*
UW Platteville - Student Dormitory;
Platteville, WI.

*Golden Trowel Award for Institutional
Buildings and ASID Award and IIDA
Award for:*
Sun Prairie West Side Community
Services Building; Sun Prairie, WI.

SELECTED PROJECT EXPERIENCE WITH PREVIOUS ARCHITECTURAL FIRMS (FIRM OF RECORD LISTED)

2015 Jefferson County Highway Maintenance Shop - Jefferson, WI

Project Role: **Lead designer and Senior Project Manager** for the design of a 85,000 sf facility including site accessory structures (fueling, cold storage, salt storage, salt brine, scale, and yard storage).

Construction Cost: \$15M.

Architect of Record: Barrientos Design and Consulting.

2015 Oneida County Highway Maintenance Shop - Rhinelander, WI

Project Role: **Lead designer and Senior Project Manager** for the planning of options for a new facility on a new site or renovations / additions to the existing facility.

Construction Cost: Estimated \$6.5M.

Designer of Record: Barrientos Design and Consulting.

2014 Walworth County DPW Facilities Study and Planning - Elkhorn, WI

Project Role: **Lead designer and Planner** for an in-depth study of expansion options and preliminary design of a new maintenance facility and site accessory structures.

Construction Cost: Estimated \$4.5M.

Designer of Record: Barrientos Design and Consulting.

2013 Milwaukee County Fleet Maintenance Facility Study - Milwaukee, WI

Project Role: **Lead designer and Planner** for the site and facility study to assess the impacts of Swan Boulevard reconfiguration and optimization of site circulation.

Designer of Record: Barrientos Design and Consulting.

2012 Calumet County Highway Maintenance Facility - Chilton, WI

Project Role: **Lead designer and Senior Project Manager** for the design of a 72,000 sf facility including site accessory structures (fueling, cold storage, salt storage, scale, and yard storage).

Construction Cost: \$7.5M.

Architect of Record: Barrientos Design and Consulting.

2015 City of Sun Prairie DPW Fleet Repair Garage - Sun Prairie, WI

Project Role: Technical advisor and quality control engineer for new maintenance garage and small administration building.

Architect of Record: Barrientos Design and Consulting.



PROFESSIONAL REFERENCES

For Bill Bode

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with

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