



HARMONEE SQUARE

CITY OF WAUWATOSA | COMMUNITY DEVELOPMENT AUTHORITY

WAUWATOSA, WISCONSIN | FEBRUARY 3, 2016

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CONTACT INFORMATION

John Thode
HORIZON DEVELOPMENT

PH | (608) 354-0850
EMAIL | J.Thode@horizonbm.com

5201 East Terrace Drive, Suite 300
Madison, WI 53718

February 3, 2016

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

RE: Remnant Fire State Parcel RFP

Dear Ms. Enders and Selection Committee.

On behalf of Horizon Development I am pleased to submit the enclosed redevelopment proposal for the Remnant Fire Station parcel located at 1463 Underwood Ave.

Through our understanding of the residential and commercial markets, the Strategic Development Plan for the Village, our conversations with neighborhood and city representatives, we believe that our proposal achieves the highest and best use for the site. We propose to fulfill the features detailed the “The Village of Wauwatosa-A Strategic Development Plan” including mixed uses, concealed parking, and developing at a scale that is consistent with other buildings in the Village. Our proposal includes an expanded site including the Craite property immediately to the south of the Remnant Parcel, and the Sazama Parcel immediately to the south of the Craite parcel. In addition, our proposal is sensitive in scale to the surrounding properties, creates outdoor activity spaces, and addresses a number of the neighbors’ concerns, while maximizing the density and increment on the site(s).

Prior to the RFP being issues, we have met with city officials and representatives. We have listened to their concerns regarding development on these sites. During the RFP response time period, we have hosted a neighborhood meeting which was attended by the adjacent neighbors on Church Street as well as the Alders from District 1 and District 2. Our proposal responds to their concerns re: building height, building setbacks, parking, massing, zoning, and orientation.

Our development team consists of experienced design, development, financial, construction, and brokerage professionals. Given our extensive experience, local knowledge, and financial strength, we believe that our team is best suited to fulfill the City’s vision for this site.

We have reached an agreement with Linda Craite for the acquisition of her parcel to the south of the Remnant Fire Station parcel. We are also proposing this development in conjunction with the development of the Sazama parcel located at 7746 Menomonee River Parkway. Although we feel that the development of all three parcels will create the highest and best use for the overall assemblage of land, we are prepared to proceed with a two lot solution consisting of the Craite and Remnant Fire Station parcels only. Our team is committed to the development and construction of the plans submitted in this proposal.

Please feel free to contact John Thode at j.thode@horizondbm.com / 608-239-8232 or Jason Luther at jluther@luthergroup.com / 414-207-0233 with any questions or comments. On behalf of the entire development team, we look forward to working with the City on this exciting development project.

Sincerely,



John Thode, Principal
Horizon Development



February 2, 2016

To Whom It May Concern,

I am writing this letter in support of John Thode's and Horizon Development's proposal to the city of Wauwatosa in response to the RFP for the Remnant Fire Station Site. I am confident in their ability to raise the debt necessary to support the development.

Dubuque Bank & Trust has worked closely with John Thode and Horizon Development on a number of projects for over 20 years and has a deep and established relationship with them both. John and Horizon's professionalism and track record of success demonstrate their abilities as developers and credibility as customers from our bank.

We look forward to the opportunity to learn more about this project and look forward to the possibility of working with John and Horizon on this project. We are pleased to provide this reference regarding our confidence in their ability to secure the debt financing necessary to execute their proposed project. Please contact me at (563) 587-3926 if I can provide additional background

Regards,

A handwritten signature in black ink, appearing to read "Rayne A. Krambeer".

Rayne A. Krambeer
Vice President
Dubuque Bank & Trust

DEVELOPMENT TEAM

2

**CITY OF WAUWATOSA
COMMUNITY DEVELOPMENT AUTHORITY**

PARTNER
Horizon Development
Lead Developer

John Thode, PE
Principal

PARTNER
The Luther Group
Developer/Broker

Jason Luther
Principal

PARTNER
Sazama Design Build
Developer

Don Sazama
Principal

ARCHITECTURE
Engberg Anderson, Inc
Architects

Eric Ponto
Partner

WBE & MBE PARTICIPATION

Horizon has an excellent record of including emerging business enterprises and minority business enterprises on projects that it has developed and constructed. We foresee this project being able to support subcontractors constituting between 15% and 20% of the total construction hard cost make-up of the budget. We do not foresee our financing being dependent upon a specific limitation with re: to an MBE mix. Please see evidence of our track record below. Horizon construction is recognized as one of the most inclusive general contractors in the south east WI market.

Horizon Development - MBE/EBE/WBE and Workforce Development Participation History

Project	Year Completed	City	Total Construction Cost	EBE Subcontractors on Job	EBE Participation	EBE %	WF Development Participation
Woodfield Village	2006	Howard, WI	\$4,931,500.00	6 Subcontractors/Suppliers	\$434,533.82	10.00%	N/A
Angell Park	2007	Sun Prairie, WI	\$4,534,490.00	9 Subcontractors/Suppliers	\$779,837.89	17.19%	N/A
Granville Heights	2007	Milwaukee, WI	\$4,470,252.40	13 Subcontractors/Suppliers	\$1,240,302.80	26.17%	N/A
Parmenter Circle	2007	Middleton, WI	\$4,255,894.00	8 Subcontractors/Suppliers	\$886,922.68	22.53%	N/A
Teutonia Gardens	2008	Milwaukee, WI	\$3,682,567.10	10 Subcontractors/Suppliers	\$1,364,730.50	36.97%	N/A
Boulevard Commons	2008	Milwaukee, WI	\$4,200,000.00	12 Subcontractors/Suppliers	\$2,030,599.97	48.30%	N/A
UMCS Expansion	2009	Milwaukee, WI	\$5,628,166.00	15 Subcontractors/Suppliers	\$2,630,109.34	46.73%	N/A
Alta Mira II	2010	Menomonee Falls, WI	\$6,173,399.84	6 Subcontractors/Suppliers	\$2,776,503.55	44.75%	N/A
Hillcrest Senior Housing	2011	Greenfield, WI	\$4,121,960.00	8 Subcontractors/Suppliers	\$1,335,348.00	32.41%	N/A
Woodfield Village II	2011	Howard, WI	\$4,653,881.00	5 Subcontractors/Suppliers	\$1,373,181.00	32.54%	N/A
Burr Oaks Sr Housing	2011	Madison, WI	\$4,936,658.60	8 Subcontractors/Suppliers	\$1,719,982.21	34.84%	N/A
Empowerment Village	2011	Milwaukee, WI	\$4,428,900.00	10 Subcontractors/Suppliers	\$1,795,095.00	40.54%	N/A
Franklin Square	2011	Milwaukee, WI	\$6,104,375.12	14 Subcontractors/Suppliers	\$2,495,432.80	40.87%	N/A
Cedar Glen Sr. Housing	2012	Wauwatosa, WI	\$7,566,926.00	8 Subcontractors/Suppliers	\$2,262,676.25	29.90%	N/A
Celebre Place	2012	Kenosha, WI	\$4,438,980.00	8 Subcontractors/Suppliers	\$1,505,043.75	33.90%	N/A
Riverwalk Place	2012	Appleton, WI	\$5,622,467.00	5 Subcontractors/Suppliers	\$1,258,099.00	22.40%	9
Riverworks Lofts	2012	Milwaukee, WI	\$4,020,470.00	9 Subcontractors/Suppliers	\$1,219,848.00	30.34%	12
The Landing @ Eagle Flats	2012	Appleton, WI	\$5,491,165.00	4 Subcontractors/Suppliers	\$1,285,270.00	23.41%	12
Parkview III	2013	Caledonia, WI	\$7,525,000.00	11 Subcontractors/Suppliers	\$2,066,554.00	27.46%	17
Parkview Gardens II	2013	Caledonia, WI	\$2,174,079.00	5 Subcontractors/Suppliers	\$565,880.00	26.03%	15
Globe Apartments	2014	Watertown, WI	\$6,511,061.00	11 Subcontractors/Suppliers	\$1,914,668.00	29.41%	13
Monroe Street Apartments	2015	Waterloo, WI	\$3,093,264.00	7 Subcontractors/Suppliers	\$807,754.00	26.11%	12
		22 Projects	\$108,565,456.00		\$33,748,373.00	31.06%	



DEVELOPMENT TEAM

2

DEVELOPMENT TEAM

Horizon Development

Horizon is an integrated group of companies which brings real estate development, construction, and property management expertise to projects across the United States. Headquartered in Madison, Wisconsin, Horizon has over 31 years of experience and over \$1.4 billion of completed development and construction work. Horizon brings a systematic and disciplined approach to the development and construction process which results in high quality projects for the communities that we serve.

Horizon specializes in the design, development, construction and management of independent and assisted senior housing as well as master-planned multi-use neighborhoods. In addition, Horizon has extensive experience in all forms of commercial, retail, and themed hotel waterpark resorts. Since 1984, our commitment to outstanding performance and integrity, in every aspect of our business, has prevailed. We continue to provide our clients with comprehensive design assist solutions, quality construction service, and excellence in property management — all based on a vision driven by values.

DEVELOPMENT TEAM + PARTNERSHIPS

Jason Luther

President of Luther Group

Jason Luther is the President and Manager of Luther Group. In 2011, Jason launched Luther Group as a comprehensive real estate development firm. Jason has been directly responsible for over 60 major real estate projects in the healthcare and commercial market sectors valued at a combined total of more than \$250 million. Jason is responsible for overseeing the direction of the firm and ensuring successful projects for all of Luther Group's clients.

Don Sazama

Owner of Sazama Design Build Remodel

Don Sazama has an eye for architectural detail and is excellent at reconfiguring spaces to create a perfect design. For the past 25 years he has built an outstanding reputation based on the satisfaction of each and every client.



John Thode

PE | Director of Quality Assurance & Development

John W. Thode, P. E., is a Principal and the Director of Quality Assurance & Development for Horizon. John joined Horizon in 1990, and in September of 1996 became an owner/partner of Horizon. He is responsible for overseeing the development and entitlement work in the residential, commercial and resort divisions.

John has incredible expertise in schedule, budget and cost control. He is exceptional at value engineering both hard and soft costs, and has been involved with the vision, concept and creation of older adult housing for over 20 years.

John, a registered Professional Engineer, is an active member of the National Association of Home Builders (NAHB) and the Association of Builders and Contractors (ABC). He is a graduate of the Architectural and Urban Planning Program in Milwaukee, Wisconsin, as well as the Graduate School of Civil and Environmental Engineering in Madison.

Since joining Horizon in 1990, John has been integrally involved in the development, design and construction of more than 48 commercial/retail projects and 50 senior apartment projects in north central and eastern United States. His expertise includes entitlement, budget, schedule, development management, site design solutions, architectural design, and cost control and quality assurance. His experience and knowledge in developing, designing and building both commercial-use properties and multi-family housing makes him a valuable member of the Horizon team. John has been involved the development, design and construction of numerous retail, commercial and residential developments.

PRINCIPALS

John K. Faust
John W. Thode
Philip J. Schultz
Daniel D. Fitzgerald
E. Jay Gering
Ryan Alvin

WEBSITE

<http://www.horizondbm.com/>

LOCATIONS

Milwaukee

3900 South Prairie Hill Lane
Greenfield, WI 53228
(414) 541-3900

Madison

5201 East Terrace Drive, Ste 300
Madison, WI 53718
(608) 354-0900

Iowa

1660 Embassy West Drive, Ste 250
Dubuque, IA 52002
(888) 280-1188



HORIZON GENERAL STATISTICS			
Year of Horizon's original inception		April 1984 (Original entity name was Horizon Investment & Development Corp)	
Number of Current Employees		139 (as of 7/9/2015) HDG: 2, HCG: 46, HMS: 87	
In what year were the three entities formed?		1996: Horizon Development Group, Inc. (HDG), Horizon Construction Group, Inc. (HCG), Horizon Management Services, Inc. (HMS)	
How many different states have we done construction in?		17	
DEVELOPMENT	CONSTRUCTION		MANAGEMENT
Senior Housing	Senior Housing	Senior Housing	Senior Housing
Senior Projects 77	Independent Living 78	Senior Properties 45	
LIHTC Projects 51	CCRC/RCAC/AL 14	Units Overall 2199	
Units 4,505	Total 92	Affordable Units 2045	
\$ Volume \$465,000,000	Units 4,678	Market Rate Units 154	
	\$ Volume \$470,900,000	3rd Party Contracts 18 contracts/678 units	
Multifamily Housing	Multifamily Housing	Multifamily Housing	
Multifamily Projects 5	Multifamily Projects 23	Multifamily Properties 5	
Units 230	Units 1597	Units 138	
LIHTC Projects 2	\$ Volume \$172,700,000	Affordable Units 138	
\$ Volume \$30,500,000		Market Rate Units 268	
Totals for Housing	Totals for Housing	Overall HMS Statistics	
Projects 82	Projects 120	Total Properties 50	
Units 4,971	Units 6,415	Total Units 2605	
LIHTC Projects 53	\$ Volume \$540,700,000	Current Occupancy 97.03%	
\$ Volume \$423,400,000		# Properties in Lease Up 0	
Commercial (Office/Retail/Buildout)	Commercial (Office/Retail/Buildout)	Locations:	
Commercial Projects 8	Commercial Projects 87	Wisconsin: Appleton, Burlington, Chilton, Delafield, Franklin, Greenfield, Green Bay, Janesville, Kaukana, Kenosha, Madison, Menomonee Falls, Milwaukee, Middleton, Monona, Oconto, Rothschild, Sheboygan, Sinsinawa, Sun Prairie, Verona, Watertown, Wauwatosa, Weston	
\$ Volume \$94,100,000	\$ Volume \$100,100,000	Iowa: Davenport, Dubuque, Evansdale	
	Waterpark/Hospitality/Resorts	Illinois: Harvard	
	Resorts/Waterparks 18		
	\$ Volume \$243,500,000		
	SF of Resorts/Waterparks 225,600		
	Additional scope and return of savings to clients 3.4 M		
Overall \$ Volume of Development: \$508,900,000	Overall \$ Volume of Construction: \$1,152,400,000		(as of 7/9/2015)



RIVERWALK PLACE

Appleton, WI

Completed 2013 | 70 units | \$8.4 M

72,130 sf residential

The project revitalized the former Riverside Paper Mill Site, an obsolete and underutilized area, located along the waterfront in downtown Appleton. The reopening of the Fox River locks system has created a new opportunity for sustainable development, and the community has a new appreciation for the wildlife and recreational opportunities in the heart of the city. The project meets the NAHB standards for Green Communities and for Green Built Homes. The site itself presented numerous challenges.

Environmental concerns associated with being an industrial site for well over a century presented many challenges. Horizon worked closely with the City of Appleton and the WDNR to devise a method of demolition and construction that were acceptable to the State.



THE LANDING AT EAGLE FLATS

Appleton, WI

Completed 2013 | 54 units | \$7.3 M

62,800 sf residential

To maintain the industrial heritage and to provide a sustainable solution for building materials, The Landing incorporated over 640 tons of recycled material that was generated during the demolition process. Utilizing the recycled material on site greatly reduced both the demolition and the construction process, making the project much more affordable.

The solar hot water integrated into the domestic hot water and space heating will reduce operating and maintenance costs. As the residents pay for their own heat in this project, this savings will be passed on to the residents. The project has received over \$30,000 in energy rebates through Wisconsin's Focus on Energy Program.



ALOFT HOTEL

Milwaukee, WI

Completed 2010 | 160 Rooms

The Aloft Hotel is a five story, 160 room hotel that offers guests state-of-the art contemporary accommodations. Amenities include a bar/lounge, food service and breakfast, meeting rooms, swimming pool, exercise gym, and a large outdoor patio overlooking the Milwaukee River. As the general contractor, Horizon helped the ownership group redesign the structural and mechanical systems of the hotel to meet the owner’s feasibility goals. Built on an extremely complicated urban site adjacent to the river, Horizon coordinated and installed the public riverwalk adjacent to the hotel.

The result is an engaging, walkable center of activity in the heart of Milwaukee.



MAMMOTH SPRINGS

Appleton, WI

Phase I & II - Completed 2015 | 120 units | \$13.6 M | 132,000 res.
Phase III - Completed 2016 | 33 units | \$6.2 M | 33,000 sf res.

Mammoth Springs – Phase II is a three story, 60 unit apartment community in Sussex, Wisconsin. This project was very similar in nature to the first development phase and was also completed on time and on budget for the client. Both phases of the Mammoth Springs project were successful and Horizon plans to co-develop and build future projects with the same client.



GREENWAYS AT STAPLETON

Denver, CO

Completed 2014 | 108 Apartments

Horizon developed and built this new 108 unit apartment community in the Stapleton “New Urbanist” redevelopment in Denver, Colorado. With intentionally small lots, large green spaces, and walking paths, Stapleton was designed to encourage a sense of community in an area that used to be the city airport. The result is a striking rebirth in this part of Denver. Greenways at Stapleton delivers an excellent living option for “empty nesters” who want to live in a vibrant community without the responsibility of maintaining a home.



GRAND KAKALIN

Kaukauna, WI

Anticipated Completion 2016 | 80,000 sf | Adaptive Reuse

Horizon is the Co-Developer and Builder for this adaptive reuse of an 1872 paper mill on the Fox River into an historically sensitive reuse as the Public Library, corporate headquarters for a local company and a conference center. Utilizing TIF, State and Federal Historic Tax Credits, and a WEDC Grant, this historically significant structure will be completely renovated to meet the highest historical standards thereby ensuring that this community asset will survive for many years to come. Located next to rapids in the river, Grand Kakalin will be a beautiful public destination for relaxation and eagle viewing.

DESIGN TEAM

Who We Are

At Engberg Anderson Architects, we help you strengthen your community. Urban development or multifamily housing, our work supports the activities and institutions at the *heart of a vibrant culture and economy*. We find balance between performance and cost and between the inventive and enduring.

A Full Range of Architectural, Interior Design & Planning Services

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

Multifamily Housing Design

Our experience ranges over 50+ housing developments and 20 completed housing projects right here in Milwaukee County. We recognize the value of calling a place home. People are on the first of our list for innovative design solutions for multifamily housing. We want to provide a comfortable environment for users to call home, raise children, start a family and enjoy life. Components we consider are market demographic, apartment design & materials, amenities and long term value.

Sustainability

On all of our projects, regardless of building type or scale, we incorporate sustainable principles of durability, flexibility and concern for the well being of the users of the space — not to win points but to create architecture in balance with the environment. When a formal acknowledgement like LEED certification is desired, our in-house Green Group guides our clients through the appropriate process.

Urban Design

Each place is unique — the expression of its diverse peoples, cultures, environment and history. When we approach a project, we consider how it integrates into the neighborhood fabric and sense of community. From this perspective, we have extensive experience in the design of urban spaces in both the public realm and private developments.

Building Types

Aviation	Hotels & Extended Stay	Sacred Places
Civic Centers	Housing	Senior Living
Corporate	Law Firms	Sustainable
Healthcare	Libraries	Theaters
Higher Education	Museums	Transportation
Historic & Adaptive Reuse	Retail	Urban Design



Eric Ponto
Partner

Eric is a Partner and Project Manager at Engberg Anderson and is highly regarded for his creative design of multi-unit housing and urban design projects. Eric holds undergraduate and graduate degrees in architecture from the University of Wisconsin-Milwaukee (UWM). In 2005, Eric received the Graduate of the Last Decade (GOLD) Award from the UWM Alumni Association in recognition of his work as an Adjunct Professor, participation on student reviews, and service as President of the School of Architecture & Urban Planning Alumni Association.

Eric's project experience includes ONE at The North End, recipient of an AIA Wisconsin Design Award of Merit in 2010, as well as current work on Phase II of The North End development. He is also the designer of Dwell Bay View, a new 70-unit, 73,500 sf apartment building, and LightHorse 4041, a new mixed-use development in Shorewood, Wisconsin comprised of 123,000 sf residential, 101,300 sf parking and 14,000 sf of retail space.

PARTNERS

Bill Williams, AIA, LEED AP
Mark Ernst, AIA, LEED AP
Joe Huberty, AIA, LEED AP
Bill Robison, AIA, LEED AP
Alex Ramsey, AIA
Eric Ponto

PRINCIPALS

Timothy Wolosz
Jim Brown, AIA
Shaun Kelly, AIA
Jack Fischer, AIA

STAFF

28 Architects, Designers
& Interior Designers
10 LEED AP

WEBSITE

www.engberganderson.com

LOCATIONS

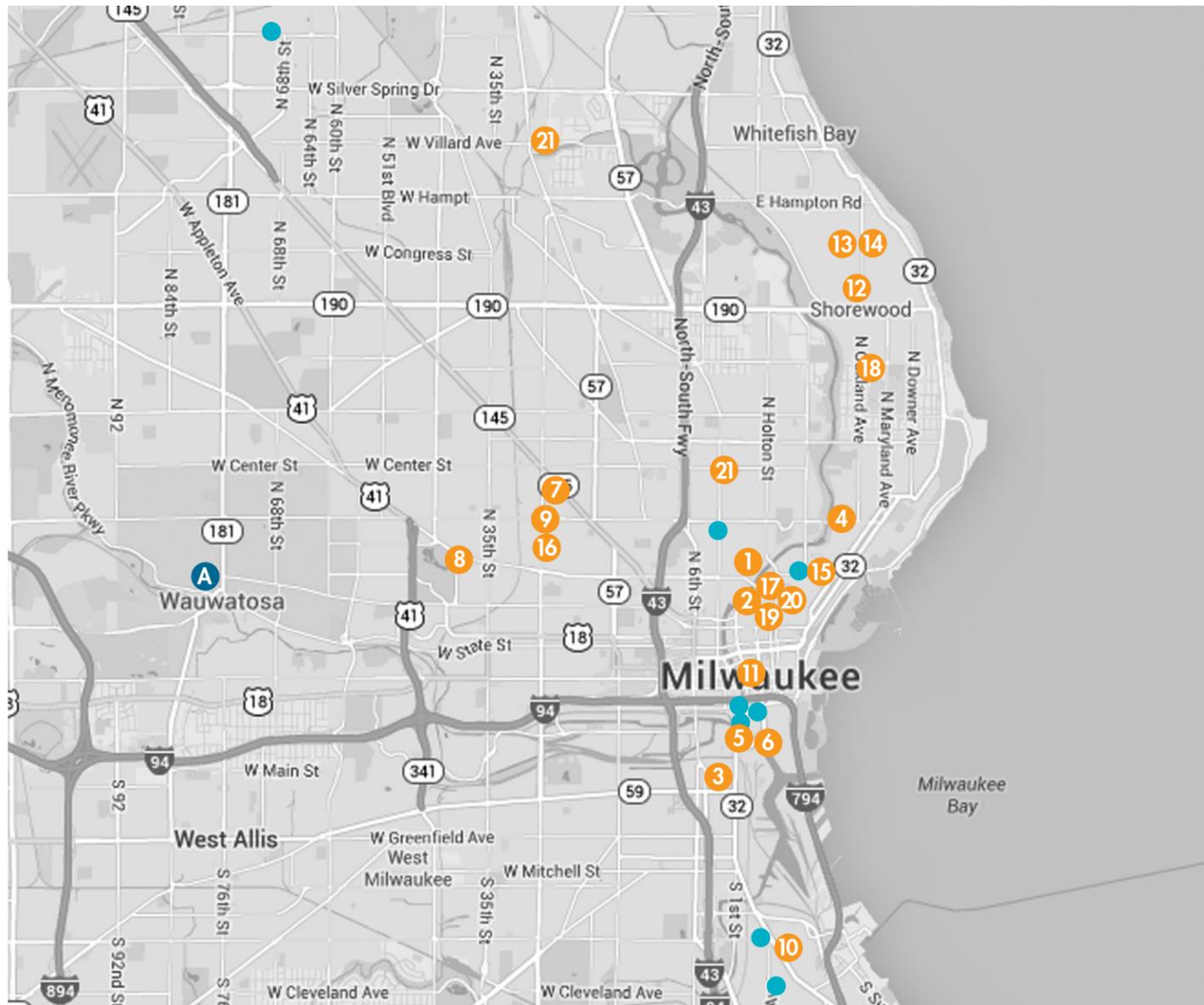
Milwaukee
320 E Buffalo St, Ste 500
Milwaukee, WI 53202
(414) 944-9000

Madison
305 W Washington Ave
Madison, WI 53703
(608) 250-0100

Tucson
2 E Congress, Ste 400
Tucson, AZ 85701
(520) 882-6900

Chicago
5600 N River Rd, Ste 819
Rosemont, IL 60018
(847) 704-1300





A Remnant Fire Station Parcel | Wauwatosa, WI ● EA Housing Projects in Progress ● Completed EA Housing Projects

- | | | |
|--------------------------------|---|--|
| 1. Trostel Square | 8. United Methodist Children's Services | 15. Passeggio |
| 2. One at North End | 9. Columbia Square | 16. Toussaint Square |
| 3. Junior House Lofts | 10. Dwell Bay View | 17. Jackson Apartments, 1509, 1601, 1540 |
| 4. The Standard @ East Library | 11. Posner Building | 18. Edgewood Place |
| 5. MIAD Two50Two | 12. Lighthouse 4041 | 19. Walkers Landing |
| 6. Corcoran Lofts | 13. Ravenna | 20. Astor Lyon Rowhouse, Astor Court |
| 7. Capuchin Apartments | 14. The Cornerstone | 21. Maskani Place |



THE CORNERSTONE

Shorewood, WI

Completed 2005 | \$8.4 million

Traditional masonry details, deep-set retail storefronts, and a varied façade breaks down the massing of this mixed-use development and creates an architectural richness appropriate to the old-world charm of this small north-shore village. The 70,000 sf development offers 25 apartment units on three levels above 11,000 sf of ground floor retail and underground heated residential parking. The apartments are a mix of one, two, and three-bedroom units, many with balconies and several fourth floor units with walk-out terraces overlooking the thriving business district avenue. A street level courtyard enhances the retail streetscape, provides outdoor seating for a planned café and wine store, reduces the perceived scale of, and adds to the overall character of this pedestrian-oriented building. A passageway through the courtyard connects the avenue shops to a surface parking lot at the rear of the building.



LIGHTHORSE 4041

Shorewood, WI

Completed 2013 | \$35 M

123,000 sf residential, 19,000 sf parking

LightHorse 4041 is the newest addition to this charming lakeside village north of Milwaukee. This mixed-use luxury apartment community features 84 apartment units, a 200 vehicle parking structure and 14,000 square feet of retail. The exterior design complements its surroundings and enhances the character of this walkable community. The apartments have condominium-like finishes including all appliances, laundry facilities, walk-in closets, and a patio/balcony. Shared amenities include community green space/patio, clubroom, fitness center, on-site management office and underground parking.



NORTH END PHASE II

Milwaukee, WI

Completed 2013 | \$30 million
175,000 sf residential, 3,600 sf retail

The North End Phase II adds two more mixed-use retail and apartment buildings to the North End neighborhood. These buildings feature green roofs and a large multi-use lobby including a café area for catered parties and a game room for fun and relaxation. A pedestrian riverwalk and private road adjacent to the riverwalk create a unique ambiance not seen elsewhere in Milwaukee. The development creatively integrated bioswales into the riverwalk to manage the stormwater from the private road.

The North End is a multi-phase project serving as a showcase for sustainable urban development. The USGBC® selected the project to be a LEED-ND® (Neighborhood Development) pilot project, aiming to integrate the principles of smart growth, new urbanism and green building.



THE STANDARD @ EAST LIBRARY

Milwaukee, WI

Completed 2014 | \$10.3 million | 173,000 sf

In partnership with HSI Properties, Engberg Anderson is designed a new mixed-use building for the East Library, located within one of Milwaukee's trendiest neighborhoods. To satisfy Milwaukee Public Library's requirements and create a development that would benefit the City, our team proposed a 173,100 gsf building, with the 16,000 sf library on the first floor and four levels of housing above.

The housing provides 70 one bedroom units, 24 two bedroom units and 4 three bedroom units. Parking includes 118 resident parking spaces on the lower level and 38 library patron parking spaces on grade level.



DWELL BAY VIEW

Milwaukee, WI

Completed 2012 | \$9.2 million
74,440 sf residential | 9,000 sf retail | 25,967 sf parking

An exciting development in a beloved, trendy neighborhood south of downtown Milwaukee, this project brings a dense, multi-unit housing option to residents of Bay View. Located on a corner of a major thoroughfare and a residential street, the 70-unit building honors the scale and aesthetic of its surroundings. Along the bustling Kinnickinnic Avenue, the first floor will host retail spaces. Along the neighborhood street, the first floor features walk-up apartment units with patios. Parking is addressed by providing a below grade structure covered with a green roof, creating a park-like courtyard for residents with interior units. The club room, located on the top floor, opens onto another green roof.



POSNER BUILDING

Milwaukee, WI

Completed 2015 | 161,344 sf residential

The Posner building, a department store when built, was originally constructed in two phases- the first phase in 1907 and an addition in 1913. Now being redeveloped by HKS Holdings LLC, the building will be converted to 105 apartments with ground floor retail. Partially financed through WHEDA, 20% of the units will be set aside for individuals making less than or equal to 80% of Milwaukee County's median income. The renovation is also partially financed by state and federal historic tax credits, which cover part of the costs of restoring this nationally listed historic structure.



February 2, 2016

To Whom It May Concern,

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We look forward to the opportunity to learn more about this project and look forward to the possibility of working with John and Horizon on this project. We are pleased to provide this reference regarding our confidence in their ability to secure the debt financing necessary to execute their proposed project. Please contact me at (563) 587-3926 if I can provide additional background

Regards,

A handwritten signature in black ink, appearing to read "Rayne A. Krambeer".

Rayne A. Krambeer
Vice President
Dubuque Bank & Trust

TEAM REFERENCES

HORIZON DEVELOPMENT

Christopher Jaye

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Debra Dillenberg

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925 W. Northland Ave
Appleton, WI 54914
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debra.dillenberg@appletonhousing.org

Natalie Erdman

City of Madison, Planning, Community and
Economic Development
210 Martin Luther King Junior Blvd, Room LL-100
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(608) 266-4635
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ENGBERG ANDERSON

Phil Aiello

Senior Development Manager
paiello@mandelgroup.com

Bob Monnat

Partner & COO
rbmonnat@mandelgroup.com

Mandel Group

301 East Erie Street
Milwaukee, WI 53202
(414) 347-3600

Kyle Strigenz

2452 KK, LLC
172 North Broadway
Milwaukee, WI 53202
(262) 966-3844
kastrigenz@aol.com

PROPOSED USE & CONCEPT DESIGN

3



CONNECTIVITY TO THE
COMMUNITY



THE CITY OF WAUWATOSA

Our development responds to the community in which it sustains itself and the current market trends and conditions. We design with community perspective and history in mind along with financial drivers and trends.

A neighborhood is one that fosters a sense of community. There are two essential components of a growing neighborhood: walkable streets and reasons to walk. A sense of community requires a juxtaposition of land use including offices, retail, housing, parks, schools and civic buildings, which are integrated into the neighborhood fabric, while the building fronts themselves give the streets life and vitality.

Working with the City of Wauwatosa

We have worked with communities nationwide to help strengthen their variety of housing options — this is evident within our portfolio and our valued client list. We value infill projects. Infill projects relate strongly to the context and history of their location within the neighborhood. With a large group of project stakeholders and community advocates, they tend to be more difficult to develop. In the end, it results in a catalytic project that has long term value and is a positive impact on the community.

A development has to work for everyone if it is going to work at all. It has to work for the City, for the lenders, for the neighbors, for the developer, for the users and for the investors. These are all stakeholders in the project. If a project does not work for everyone, it does not work for anyone. We understand this and understand that it is our responsibility to communicate this to the stakeholders.

Neighborhood Meeting

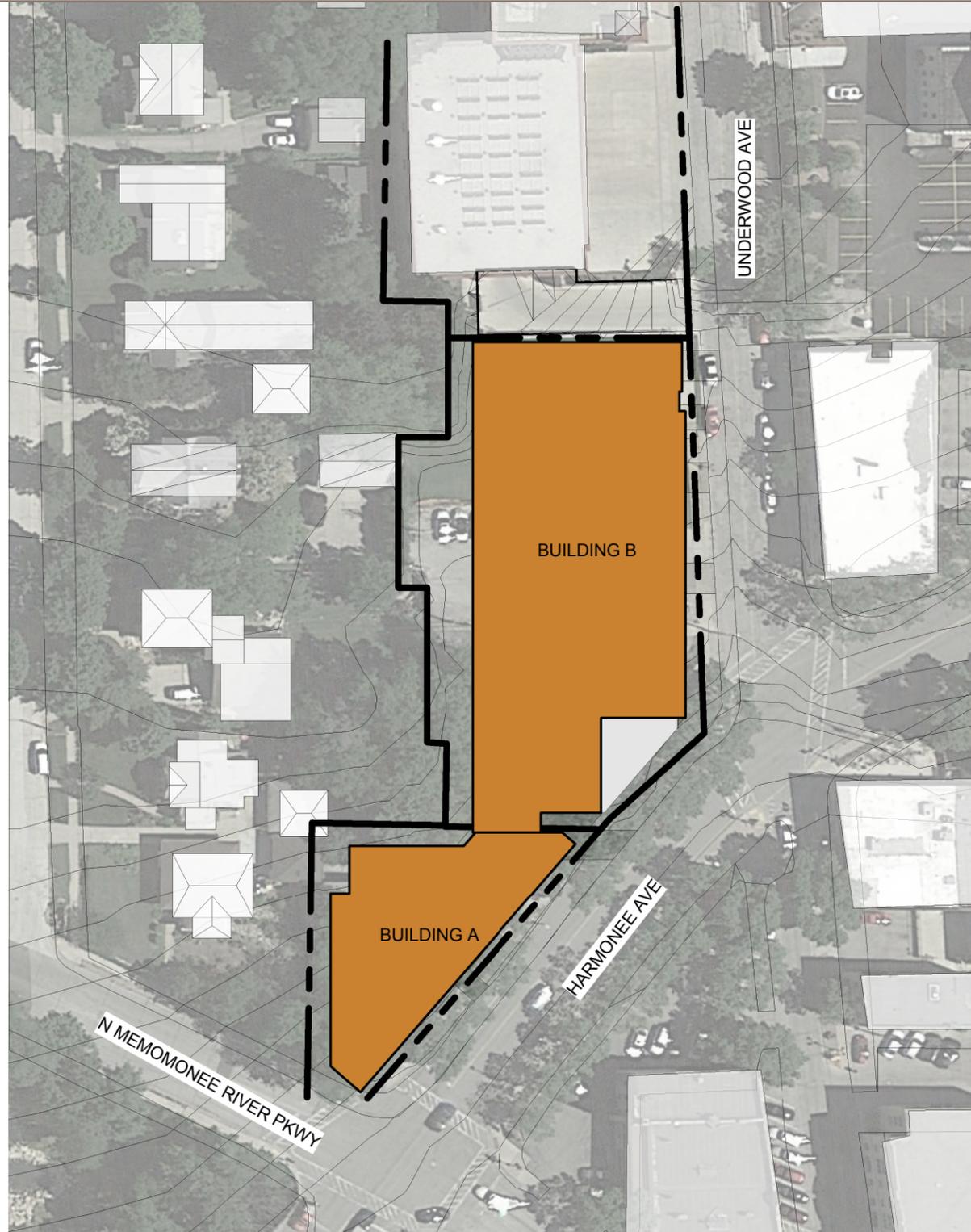
On Monday January 4, Jason Luther and John Thode hosted a neighborhood meeting to obtain input from surrounding stakeholders in the project. A number of Church Street residents and local business owners attended the meeting. The following themes were communicated by the neighbors which we have attempted to, and will commit to incorporate into the final design.

- Provide a fence or other screening along the west property line.
- Limit building height to less than 4 stories.
- Respect the Village architectural history with re: massing and scale.
- Provide adequate parking for both residential and commercial uses. Meet parking codes.
- Do not eliminate any existing public parking
- Limit noisy activities to commercial streets. Limit noise to the west.
- Work to Limit number of west facing balconies. Be sensitive to the back yard privacy of existing residents.
- If possible, rent to residents that may become members of the community; low turnover residents.
- Provide adequate setbacks along west property line. Allow room for screening and landscaping. And,
- Conceal parking.

We understand that the design being presented will undergo further refinement as we work through approval processes. We do commit however to do our best to address the concerns expressed above.

PROPOSED USE & CONCEPT DESIGN

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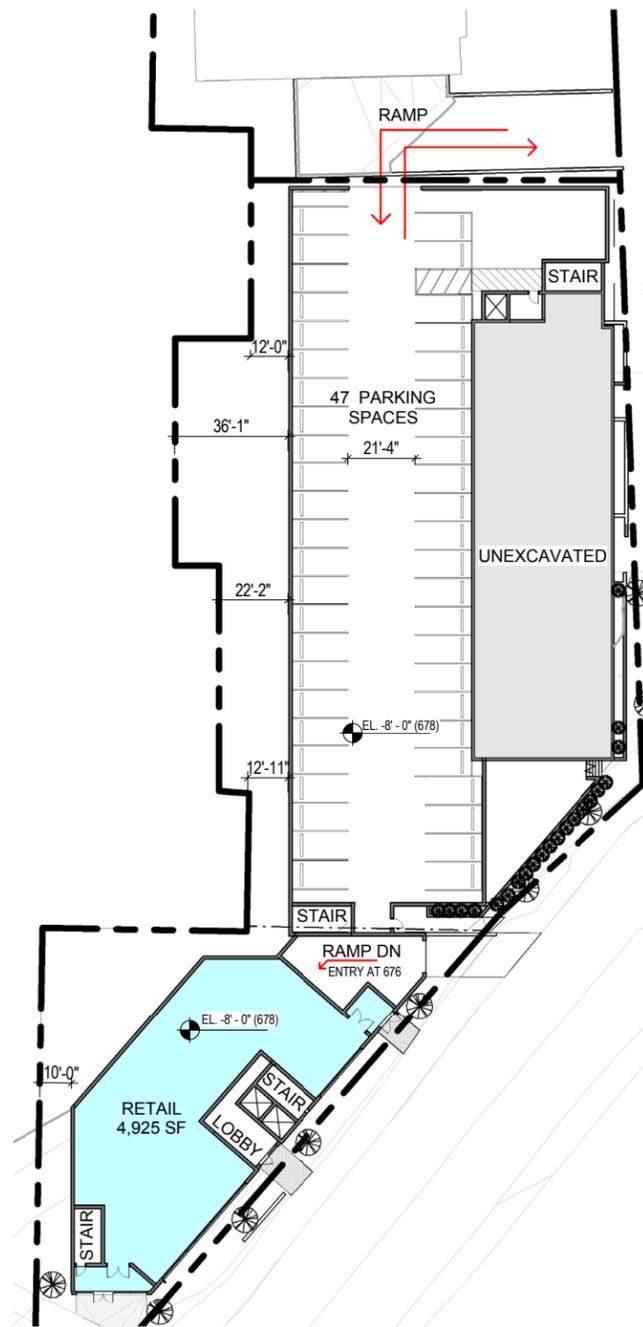


AN EXPANDED SITE

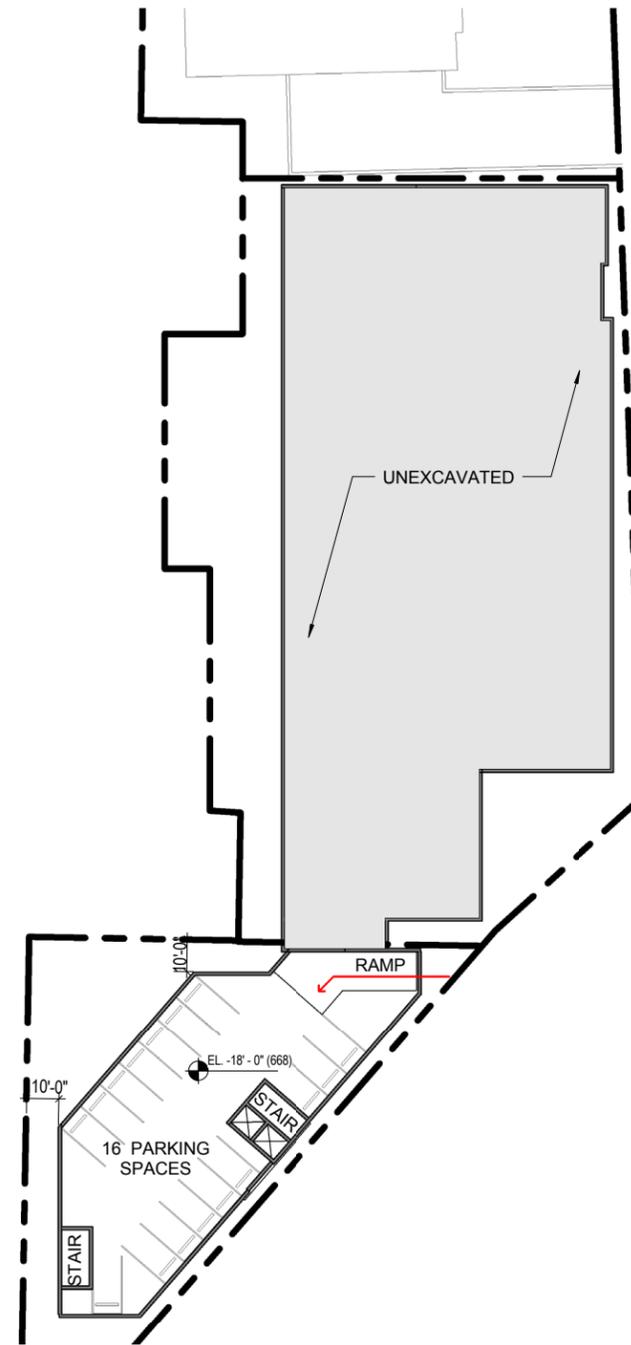
This proposal includes the Craite land to the South of the Fire house remnant as well as the MBD parcel on the corner of Harmonie and Menomonee River Parkway.

DEDICATION OF LAND FOR MINOR STREET WIDENING

This request can be incorporated into the design. We do not have specific knowledge of the scope of this request but are sure that the developer and the city can work together to reach a mutual solution.



Building A Basement



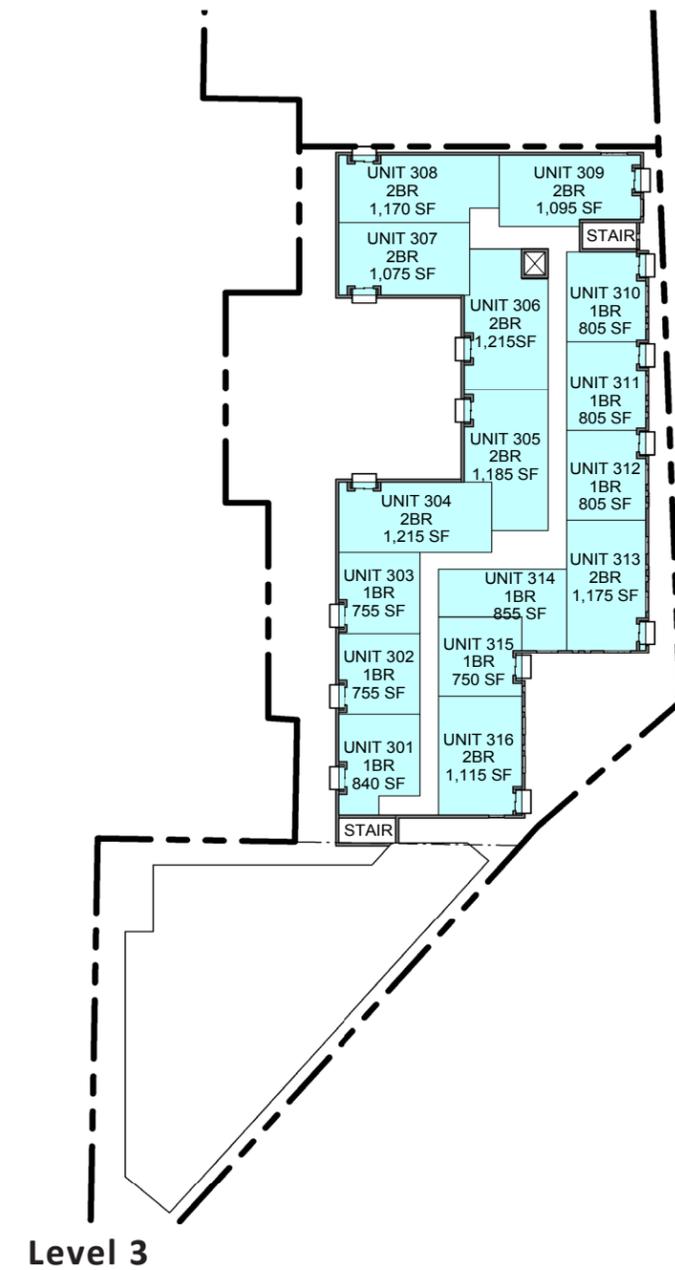
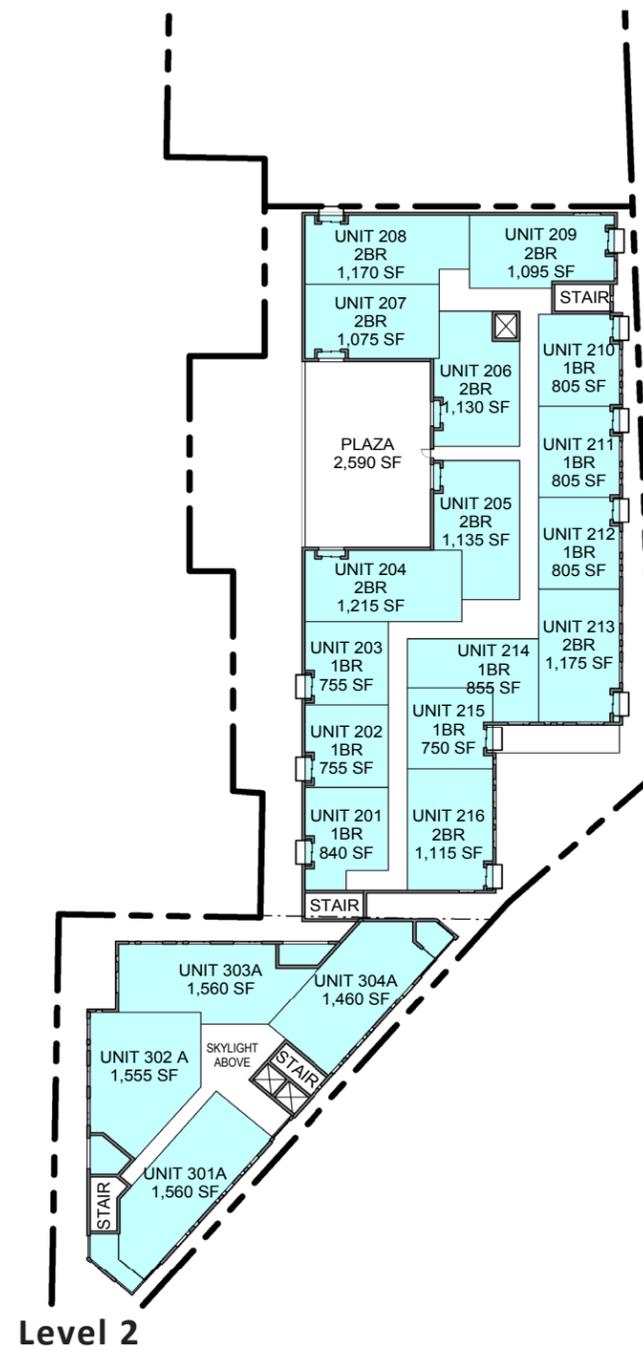
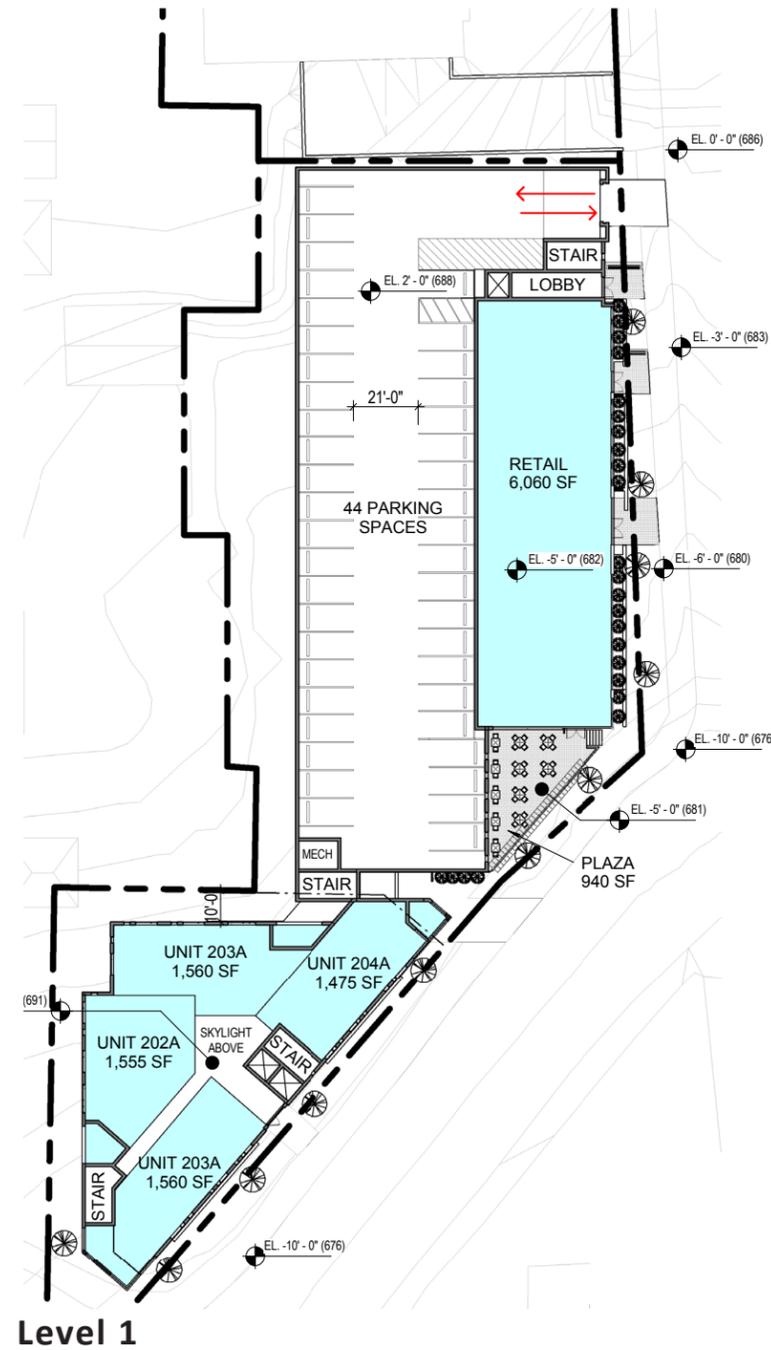
Building B Basement

PUBLIC PARKING

A landscaped buffer on the northern edge of the building will extend the existing planting. Planters along the riverwalk will soften and animate the walkway while maintaining an 8 foot wide pedestrian path. Street trees in the greenway along the 8 foot sidewalk will soften the pedestrian experience on Edison Street.

PROPOSED USE & CONCEPT DESIGN

3



PROPOSED USE & CONCEPT DESIGN

3



PEDESTRIAN + VEHICULAR ACCESS & CIRCULATION

The development offers separated parking for the residences on the corner parcel (Sazama's parcel) and the residences for the remanant site. Strcutured Parking for retail patrons will have direct access to the outdoor plaza area. All parking will be concealed from street view.

CONCEALED PARKING

All onsite parking is proposed to be concealed. The residential parking will be off of private, controlled entrances and will be below grade. The proposed public and commercial parking will be accessed from a public entrance and will be within the building at an elevation that is at and partially below grade. Public/Commercial parking will be screened from neighbors to the west by fencing and landscaping and will be screened from the Underwood street front by commercial uses.

PROPOSED USE & CONCEPT DESIGN

3

NEIGHBORHOOD CONTEXT

The material palette is predominantly brick to match the adjacent historic context of the retail building. Accent materials will be consistent with adjacent residential structures.



PROPOSED USE & CONCEPT DESIGN

3

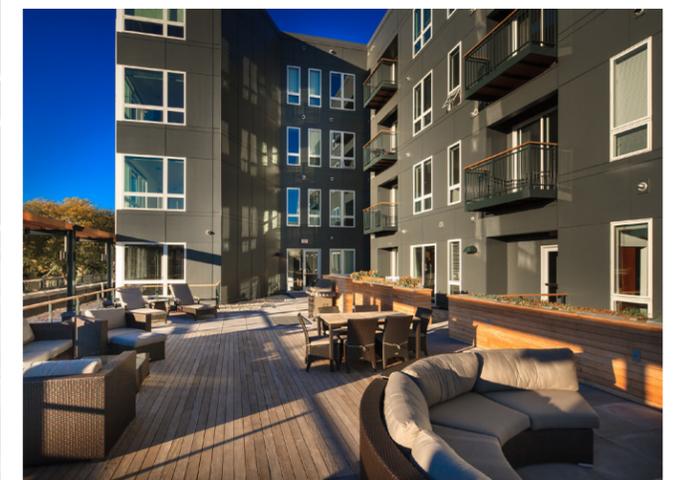
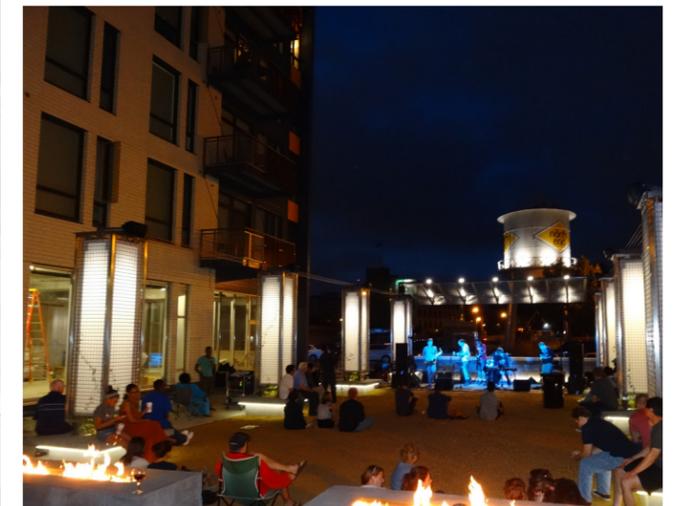


SITE USES

The proposal includes the corner site occupied by Sazama Design Build. This parcel will be developed with ground floor retail, including Sazama's off ice space. The upper level will be developed into larger high end residences targeted to empty nesters selling their homes but wanting to be close to the vibrant restaurants and shops that the village has to offer.

MIXED-USE

The proposed project is a mixed use project. We are proposing 10,000 sf of commercial/office/retail space and 42 to 44 housing units. It will offer a variety of housing options from one-bedroom units for young professionals to large two-bedroom units for empty nesters. Ground floor retail with a vibrant outdoor space for a restaurant anchor the visible corner at Harmonee and Underwood.



PROPOSED USE & CONCEPT DESIGN

3

BUILDING SCALE

The building is broken into smaller masses to match the scale of existing adjacent commercial structures on Underwood and Harmonee. The building steps down on Harmonee as it meets the residential structures on church street.



DEVELOPMENT SCHEDULE

