



- REQUEST FOR PROPOSAL -

CITY OF VERONA

Sugar Creek Elementary School



T. Wall Enterprises LLC

Creating Places Where People Interact



March 30, 2020
City of Verona
c/o Katherine Holt
111 Lincoln St
Verona, WI 53593



RE: Sugar Creek RFP

Dear Selection Committee:

T. Wall Enterprises Mgt, LLC is pleased to provide the following response to the City of Verona's RFP for the Sugar Creek Elementary School.

HOMETOWN RESIDENCES

INTRODUCTION

Please accept our proposal for the Sugar Creek RFP from T. Wall Enterprises Mgt, LLC. We are excited to provide two high quality redevelopment proposals for this site. The first proposal offers an immediate development plan for the property, and the second proposal details a future addition to the development plan that adds buildings on adjacent properties. Both proposals offer unique livable communities that will support the city's continued effort to create better connectivity within the downtown area and improve the appearance of Verona Avenue.

We want our community to feel as an extension of downtown Verona where the Verona community can gather and create experiences and memories that will last a lifetime, which is why our development plan will create a lively and active town



square event space for concerts, movie night, band night, and other performances or plays. And our plan will provide the new housing for a diverse group of residents to live in proximity to downtown and bringing tens of millions of dollars of disposable income that will support local businesses.

Through our experience as one of Wisconsin's leading multi-family developers, we understand the importance of developing communities that are visually appealing and desirable as a *lifestyle decision*. Our apartments will become the residents' homes for life. Because of this, we believe in developing communities in an environmentally sustainable and sensitive manner as well as making the additional investment to ensure long-term quality. (Examples: We invest in top quality HVAC systems, wider hallways, taller ceilings, fully insulating all walls, glass top stoves, ice makers, faucet sprayers, in-unit laundry, and much more.)

We have a long and mutually beneficial history of working with local municipalities. In fact, we have the longest and most successful track record of working with municipalities as well as winning and developing award winning communities with the best amenities compared to any other developer in Wisconsin.

SUCCESSFUL URBAN REDEVELOPMENT EXAMPLES

After reviewing the Community Design Solutions Downtown Verona Redevelopment Concepts, we realized that one of the main priorities for this development is creating a community and interaction area. At T. Wall Enterprises, we have ample experience in developing some of the most vibrant and active downtown communities in a number of communities.



Middleton

In the heart of downtown Middleton our new Middleton Center has revitalized downtown and provides a new city gathering and event space in the form of a new town square that downtown Middleton was lacking. With a mix of office space, first floor retail, and 220 multi-family units, Middleton Center has quickly become the “go to” attraction for the entire



city. Quaint coffee shops, restaurants, gyms, unique locally owned retailers draw people to a now very active downtown, turning a dying city center into the talk of the town.

Middleton Center has been able to grow the city’s tax base by



an astounding \$42 million and has provided jobs to local residents. (Sidenote: T. Wall developments in TID 3 have literally created the most successful Tax Incremental District in the entire state of Wisconsin.) As part of our



development of Middleton Center, we also convinced the city to acquire the adjacent properties. Because of this, the city has plans to create a public square/community gathering and event space with a bandshell, light display, walking path, and open space for community to gather for concerts, farmers market, movie night, art fair, and so much more.

Green Bay

Green Bay's long standing downtown regional mall was defunct, and the city turned to T. Wall Enterprises to create a new downtown redevelopment plan. The city later



implemented that plan bringing in a new Schreiber Foods headquarters. Next came our CityDeck Landing, a 76-unit multi-family building with first floor retail

stores. At a time when developers were not interested in breaking into the market and most of the downtown retail stores were vacant, T. Wall Enterprises pioneered a new building along the Fox River, and because of our investment, the city rebuilt the Fox River waterfront with a new boardwalk called CityDeck to accommodate concerts, Farmer's Market, weekly lunches, and community events, which has now spurred other development and ultimately has revitalized downtown Green Bay. City Deck grew the City of Green Bay's tax base by over \$8,000,000 that has attracted retailers such that all those storefronts are no longer empty.

Verona



We have also previously developed in Verona; the West End Residences. Located across from Epic Systems Corp., the West End shows our commitment to the city and our experience with the municipal development process, again at a time when no other developers would take that chance.



APPROACH

Alongside our success with creating communities, we have been one of the most active developers in Wisconsin. With this comes ample experience and knowledge about unit size and unit mix and financial feasibility, along with architectural styles, and community amenities, all the way down to the little details such as the unit layout, fixtures and appliances. And now, at this particular time during the COVID-19 crisis, the city should select a developer with the strong banking relationships and financial capacity to start a new development. (We were the first developer to break ground on a new development in Dane County during the height of the Great Recession.)

Our initial approach towards this opportunity involved taking into account the community input that Community Development Solutions provided in the “City of Verona Downtown Redevelopment Concepts” report. This input helped us decide on providing a large open-air community space (“Hometown Square”) with an amphitheater, park, dog run, walking paths, and green space for everybody to enjoy



and hold events, creating a sense of community and bringing more customers to downtown.

After being selected for the RFP we will meet with city leaders, something we always do for our developments, to discuss and listen to their input. Keeping the dialogue open to help the community provide us with valuable insight into what the City wants and needs.

SCOPE OF WORK

In the site plans below there are two options; Option A includes the existing lots for redevelopment, and Option B shows plans for a future expansion opportunity if and when we can acquire the property. See details on the two different options below.

Option A

The first option consists of five multi-family buildings with a total of 402 units and 450 parking spaces built over multiple phases, allowing each building about one year to be constructed and one year to stabilize, before starting the next phase. See chart below for phasing plan.

Note: Lease-up for all phases is the year following the opening of apartment. October Construction start is planned so that lease-up starts in March the following year (beginning of the peak leasing period).



Item	Timeline
T. Wall Enterprises selected as Developer of Sugar Creek RFP site	<i>June 2020</i>
Developer Agreement Signed	<i>November 1, 2020</i>
Due Diligence, Planning and Contingency Period	<i>November 2020 – October 2021</i>
Phase 1 Construction (Phase 1 apartment, leasing office, common area, pool, and community park and infrastructure)	<i>October 2021 – March 2023</i>
Phase 2 Construction	<i>October 2023 – March 2025</i>
Phase 3 Construction	<i>October 2025 – March 2027</i>
Phase 4 Construction	<i>October 2027 – March 2029</i>
Phase 5 Construction	<i>October 2029 – March 2031</i>

The development will contain studio, one bedroom, two bedroom and three bedroom units, and will have mudrooms, walk in closets, in-unit laundry, luxury fixtures, and will be built with higher quality finishes and materials than other developers provide. We will also provide amenities in every building along with a community clubhouse for residents to use. In our community, our clubhouse will include a pool table, library, lounging area, dart board, bar area, and fitness center. As you can see on our site plan, we also feature a plaza/pool and hot tub available to our residents. Adjacent to that will be green space for yard games, residents with dogs to walk or just relax outdoors.

Our plans include demolishing the current Sugar Creek Elementary School to provide room for a recreational space for the Community. We plan on developing the green space with walking paths, a bandshell, park structures and parking. We will donate the current New Century Charter School back to the city for a community center. We believe this recreational space will create a hub for the Verona community to gather in the park to enjoy concerts, art fairs, movie nights, farmers markets and much more.

We have also included a 41.164 square foot lot in our proposal as room for a state-of-the-art, full-service car wash. Verona needs a full-service car wash. With excellent frontage on W. Verona Avenue, this location is



prime location for that use - at a time when adding new retail store fronts simply won't work.

Option B

Our second option is an extension of the first option and includes room for future expansion. We realize that connecting this entire lot to the frontage on W. Verona Avenue is critical for Option B, but we're patient.

This expansion would be phase 6 and 7 of our development. We have it noted as future expansion because of the need to later purchase that land. For the benefit of the city and developer, this land would be better served to be assembled and purchased after the completion of phase 5. This would allow those business and storefronts to continue to be occupied while avoiding empty storefronts in the meantime.

As Verona continues to grow, its housing needs to grow with it. This *additional* 164 units would be an opportunity to accommodate that city growth.

We also wanted to present a larger vision for the area to get feedback and input on it.

LEVEL OF INVESTMENT & FINANCIAL VIABILITY

We only work on 3-5 developments per year, making this opportunity an important one. T. Wall has developed over three-quarters of a billion dollars over the last 30 years, and has been recognized by both local governments, non-profits and the State of Wisconsin for exception work, sustainable development, and other community benefits.

Our philosophy is to stay lean and efficient; we work diligently on just a handful of developments at a time in order to provide outstanding customer service.



We have developed and owned thousands of multi-family apartments over the past two decades. We stay committed and have a proven track record of working with others to achieve a common goal.

We also have over 700 investors to provide the capital for development during this financially stressed time. Our access to capital and level of investment is extremely high and something we have worked very hard to obtain. We have all the financial capability to move forward with this project once our proposal is chosen.

Contium Architects have made sure they will build their designs to fit in appropriately with its surroundings and providing the floor plans and amenities as discussed.

We have also been chosen as the development partner for the City of Middleton in the past as well as for several banks and the City of Madison (and that's not easy!). We're proud to have received recognition from area organizations and from Governor Doyle for our green initiatives.

We want to ensure that Verona remains a successful place to live, work, shop, and play.

DEVELOPMENT ORGANIZATION OVERVIEW

Included in materials attached.

EXECUTIVE SUMMARY

TIF Assistance

We will need TIF assistance at 100% of the new tax increment created by the redevelopment. We propose the City creates a new Tax Incremental District to allow the availability of TIF for this proposal. The feasibility of this project, including all the benefits it will bring to the city would not be possible without the help of TIF, especially considering the park we would



provide for community use. (We propose that the community center building be owned and operated by the city, but that the park be owned and operated by the developer so that the operating cost of the park and scheduling of the events be managed by the developer, however, we are not locked in and we are open to discussion about alternative structures.)

Land Purchase

Along with TIF we will also be requesting to purchase the property for \$1.

Environmental Sustainability

T. Wall is a leader in environmentally sustainable development and the only developer to win the Governor's Award for Energy Efficiency as well as the Friend of the Environment Award. Terrence Wall founded and taught the first sustainable development university level course in the country at the University of Wisconsin – Madison.

T. Wall partners with Focus on Energy to have 'energy usage analysis' completed at each of our properties; we incorporate energy efficient fixtures and appliances, such as low flow lavatories and faucets and LED lighting and motion detection systems, which are more efficient than those required by code to further reduce our 'footprint'. The exterior of the buildings we develop will be covered primarily with a combination of stone, bricks, smartsidings and/or hardiplank, all of which are long lasting sustainable materials.

Renewable Energy

T. Wall has contracted with SunPeak to complete four solar installations on four of their established multi-family properties for a total of 1,624 solar panels, with another 3 installations on the way. T. Wall has put in place more solar capacity than any other multi-family developer in the state of Wisconsin. (We also installed the single largest solar installation on a multi-family building in the entire state.) These solar installations mark a milestone for renewable energy in Wisconsin. Utilizing renewable energy through the incorporation of solar arrays at new and existing properties is



yet another way T. Wall continues to be a leader in environmentally sustainable development.

Environmental Clean-up

If needed, T. Wall Enterprises has tremendous experience with re-mediating environmentally contaminated sites. We also have received over a half a dozen grants from WEDC for remediations. For example, Hidden Creek Residences, a multi-phase multi-family development of ours on Madison's east-side, which is located adjacent to Starkweather Creek, was redeveloped with no issues because of our expertise and the help of our skilled environmental engineers. Let's face it, there are plenty of examples of developers and builders who don't know what they are doing and have caused further contamination and erosion when building in sensitive areas. T. Wall is also the first developer (and we think still the only developer) to have created new wetlands, later recognized by the Army Corps of Engineers as a model for wetlands trading and wetlands creation.

Team Members

Included in materials attached.

Management and Maintenance

As a developer and property owner/manager we already provide best-in-class leasing, property management, and maintenance staff *on site*. We feel the only way to provide top quality customer service is to do it ourselves.

CLOSING

We understand the importance for continued positive, creative, and high-quality redevelopment in the City of Verona. We know the options our team has proposed will add to the quality of redevelopment this community is experiencing now and desires for



the future, while assisting in achieving the goal of further connecting downtown Verona.

**NOTE: Please note that we have purposefully excluded actual architectural renderings and imagery. As with our previous developments, we look forward to working with city staff and the community to create a winning architectural theme and material pallet. We've included renderings and/or completed photos of previous developments developed by T. Wall Enterprises.*

Sincerely,

Terrence R. Wall, President

T. Wall Enterprises, LLC

Registered Name: T. Wall Enterprises, LLC

Office Address: 1818 Parmenter Street, Middleton, WI 53562

Mailing Address: P.O. Box 620037, Middleton, WI 53562

Direct: 608-444-5552

Authorized Agent: Terrence R. Wall, President

Email: terrence@twallenterprises.com

Website: twallenterprises.com



SITE PLAN OPTION A

Note: Site plan option A inserted after this page



SITE PLAN OPTION A
SCALE: 1" = 100'-0"



SITE PLAN OPTION B

Note: Site plan option B inserted after this page



Legend

- Residential - Apartment Buildings
- Commercial Lot
- Clubhouse/Leasing Office
- Park Pavilion
- Green Space

Total Counts

- 566 Apartment Units
- 280 Surface Parking Spaces
- 330 Underground Parking Spaces

Total Parking Count
- 610 Parking Spaces

SITE PLAN OPTION B
SCALE: 1" = 100'-0"

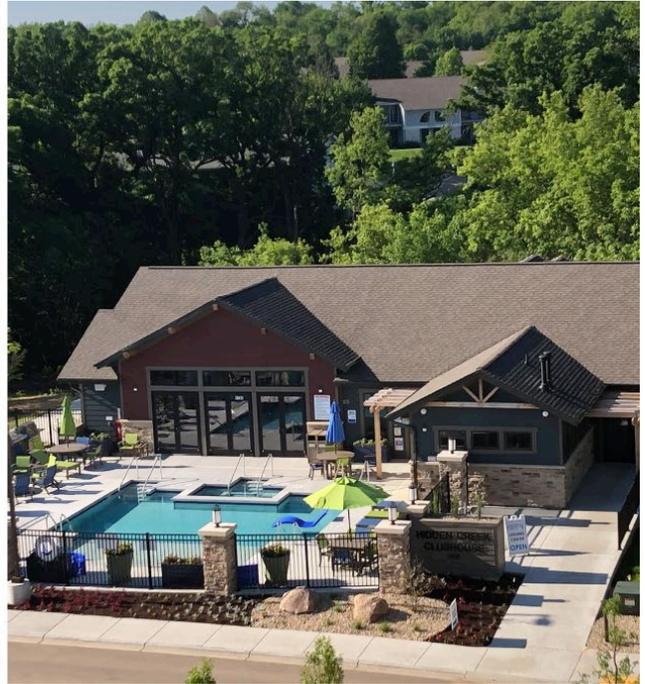


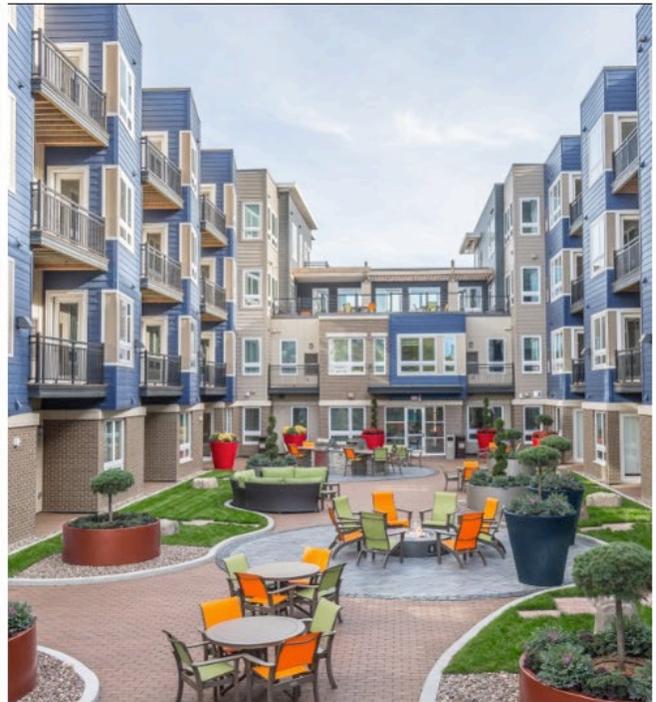
EXAMPLE IMAGERY & APPEARANCE

As you can see below, we are committed to a quality design using quality materials and appropriate detailing. We go out and research appropriate imagery for this location and review a variety of images with a plan commission member for suitability. The architect and our team will develop a custom-designed architectural image and buildings. These designs below, from previous T. Wall Developments were created to bring out the most utilization of the site and create a community within a community.

Note: Below are example images of previous developments for design direction













DEVELOPMENT ORGANIZATION OVERVIEW



TERRENCE WALL

CEO & PRESIDENT

Terrence@twallenterprises.com

P: 608.345.0701

Terrence has been involved in real estate analysis, leasing and marketing since 1979. He began developing in 1989. He has developed a wide range of products including:

- Over 2000 multi-family units.
- Five retail centers (including Target, Verizon, Bed Bath & Beyond, Michael's Craft, Ashley Furniture, American TV, and many more).
- A 160 acre industrial park with multiple buildings.
- Largest portfolio of office buildings in the state of Wisconsin with over 45 office buildings at 3.5 million square feet of space.
- Planned and developed five major mixed-use centers that included office space, hotels, retail, and residential.
- Presently developing a master planned community which includes seven neighborhoods and a town center, known as the Community of Bishops Bay, in Middleton, Wisconsin.

Education

BA in Economics
UW-Madison

Masters in Real Estate
Appraisal and Investment
Analysis
UW-Madison

Completed coursework at:

Harvard University
Executive Education
Program, Loyola University,
and Kellogg School of
Management (Chicago)

Philanthropy

- Terrence Wall has previously raised donations for and developed the Dane County Children's Zoo Carousel Building, Boy Scout's Glacier's Edge Council Office and Store and the John Wall Family Pavilion at Tenney Park.
- He has also been a major donor to Edgewood High School, American Family Children's Hospital, James A. Graaskamp Real Estate Center, Congress Park, High Crossing Park, Madison Central Library, Madison Children's Museum, Middleton's Soccer Field, Asset Builders of America, and Domestic Abuse Intervention Services.



TAYLOR BRENGEL

Taylor joined T. Wall Enterprises in 2012. As general counsel, Taylor oversees the company's legal activities, including real estate negotiation and purchases, development financing, project entitlement coordination, landlord tenant issues and commercial lease negotiation, lender relations, entity organizational structuring and corporate governance.

Taylor earned his Juris Doctorate from Marquette University Law School and his Bachelor of Arts from Lawrence University. His prior experiences include working for the in-house legal department of a Fortune 100 company and working for the Honorable John Coffey of the U.S. Seventh Circuit Court of Appeals.



ERICA KOCH

Erica Koch is the Director of Operations & Property Management for all multi-family communities. Her role is to oversee the property managers and ensure the overall maintenance of the properties. She has spent the last 20 years in the multi-family housing industry in Wisconsin with various roles and responsibilities including managing all aspects of the company's operations, customers and properties.

Erica earned her BBA at the University of Wisconsin-Whitewater with a major in Marketing. She is also a licensed real estate salesperson in Wisconsin.



SCOTT TEBON

Scott Tebon is the Director of Construction responsible for management and coordination of construction activities within the portfolio. He has over 20 years of experience in the construction industry and has overseen in excess of \$200 million of projects encompassing over 2 million square feet of space and managed build-outs of over 250 commercial customers.

Scott earned his BBA at the University of Wisconsin-Whitewater with majors in Economics and Finance with a Real Estate emphasis.



JAKE BUNZ

Jake is the development analyst responsible for assisting with development and entitlement processes pertaining to multi-family developments. Jake coordinates with architects, engineers, city planners, surveyors, contractors and others to ensure efficient design, organization, and execution of plans; Jake analyzes and budgets new development opportunities as well.

Jake received his B.B.A. in Real Estate and Urban Land Economics at the University of Wisconsin-Madison while playing Division 1 Hockey for the Badgers. He is the winner of the 2019 NCAA national Hockey Humanitarian Award and helps manage a foundation that has built schools in third-world countries.



continuum

ARCHITECTS + PLANNERS

COMPANY OVERVIEW

Many people think of buildings when they hear the word architecture, but at Continuum we think of the people who will be occupying the building or space. Continuum's philosophy of maintaining a small group of highly-skilled professionals translates into extremely personalized attention for you. Rather than navigating layers of hierarchy, staff are enabled and encouraged to proactively solve your problems. Our culture applauds decision-making and creativity, resulting in satisfied clients who return to us again and again with their projects.

We intentionally work with clients who want to enhance the built environment and on projects that uplift the communities in which they are located. We understand that how places and spaces are planned, programmed, designed and built presents an opportunity to engender hope and goodwill and our process reflects that.



COREY LAPWORTH, AIA, NCARB, CDT

PRINCIPAL-IN-CHARGE



Witnessing a project grow from initial sketches to fully formed structure is, for Corey, the most thrilling aspect of being an architect. His urban planning background informs his practical and holistic approach to visioning the relationship of buildings to their environment and of people to the spaces they inhabit. While his detail oriented nature revels in the construction process. Providing the client with a building that serves their needs is the best solution to their challenge and is also aesthetically pleasing and unique inspires Corey's work. His project management skills brings a rigor to his projects, while his mild manner and keen ability to deal with complex issues with an even-keeled approach earn him high marks from his clients.

EDUCATION

Master of Architecture,
Master of Urban Planning,
UW-Milwaukee, 2003

Bachelor of Science in
Architecture, UW-Milwaukee,
1999

Certificate of Urban Planning,
UW-Milwaukee, 1999

REGISTRATION

Architect, Wisconsin, 2008

Certified, National Council of
Architectural Registration
Boards (NCARB), 2007

Certified Construction
Document Technician,
Construction Specification
Institute

PROFESSIONAL AFFILIATIONS

American Institute of
Architects (AIA) member

MAXWELL LOFTS, MILWAUKEE, WI

Historic Rehab of the 1894-1935
Building comprised of 4 contributing
structures into 110 Market rate units,
and addition of a 6 unit penthouse.

THE BARCLAY, HISTORIC PITTSBURGH PLATE GLASS MIXED USE DEVELOPMENT, MILWAUKEE, WI

Nomination of the East Oregon &
South Barclay Industrial Historic
District in Milwaukee. Historic Rehab
of three structures dated from 1924-
1927 into 92 market-rate units.

HISTORIC MACKIE BUILDING MIXED- USE RENOVATION, MILWAUKEE, WI

Historic Rehab of 1875 6 story iconic
building in Milwaukee's East
Commercial District. 64,000 square
feet of renovation for conversion into
multi-tenant office, 25 market rate
unit, and 450 person assembly space
at Grain Exchange Room.

GALLUN TANNERY REDEVELOPMENT PLAN, MILWAUKEE, WI

Condominium master plan

KRAMER LIFESTYLE CENTER, MILWAUKEE, WI

Castings Point: New 3-story, 36,000 sf
retail and office building Foundry
Redevelopment: Renovation for
restaurant, coffee shop, and office
mixed-use. Kramer Loft Apartments:
55-unit apartment complex

WELFORD SANDERS LOFTS, MILWAUKEE, WI

Historic Rehab of the 1916-1919 Nunn-
Bush Shoe Company Factory into 59
LIGTC units of housing. Historic Rehab of
1950's addition to the campus into
office use.

PAPER BOX LOFTS, MILWAUKEE, WI

Historic Rehab of 1920 light
manufacturing of intricate candy boxes
a 5 story structure into 72 units of LIGTC
housing.

ROCKWELL VILLAGE RESORT AND MARKET, OCONOMOWOC, WI

Mixed-use design: commercial,
entertainment, live/work condos with
gallery space.

AVALON GARDENS, RIVERFEST NEIGHBORHOOD, MILWAUKEE, WI

Multiple site plans developed for 28
single-family residences

CAMBRIDGE AVENUE CONDOMINIUMS, MILWAUKEE, WI

5 three-story unit row houses; Energy Star
Home certified.

MILWAUKEE COUNTY SECURE RESIDENTIAL CARE CENTER FOR CHILDREN AND YOUTH (SRCCY), MILWAUKEE, WI

Design of a new secure youth detention
and corrections facility in Milwaukee
County.



vierbicher
planners | engineers | advisors



COMPANY OVERVIEW

Vierbicher is a team of planners, engineers, landscape architects and surveyors committed to providing the highest level of skill and expertise to clients throughout Wisconsin and the Upper Midwest. Our multi-disciplined, team-based approach enables us to combine our strengths and bring unique perspective to a wide range of projects.

Having this diverse in-house experience provides many benefits to our clients, including creative solutions, efficient project flow and cost-effective results. We have been delivering unmatched customer service to private and municipal clients for over 40 years, and it has been a cornerstone of our success in this highly competitive field.



ROD ZUBELLA, PE | **President & CEO**

Rod has over 28 years of experience providing civil engineering services for local government and real estate developers. As a practicing civil engineer, Rod blends his passion, experience and compassion to find sound solutions for his clients' issues.



MATT SCHREINER, PE | **Engineering Manager**

Matt provides engineering services on municipal, commercial and residential projects. His responsibilities include stormwater & utility design, permitting, grading design, site layout, contract documents and construction inspection.



COMPANY OVERVIEW

The Bruce Company of Wisconsin, Inc. Provides a unique culture that is family-focused and employee driven. Together we are building a bright future that delivers the service and quality products that our customers have come to expect over the years.

Since 1952 and to this very day, we are dedicated to serving our customers, our employees and the communities with which we work. We have several licensed landscape architects on staff working hand in hand with estimators, designers and project managers who work primary in corporate settings around the state of Wisconsin. We are members of the Laborers Union as well. Let us make your project come to life in AutoCad and computerized 3D fly-through.



RICH STROMBERGER, RLA | Landscape Architect

Education

- BS in Landscape Architecture 1988 – University of Madison Wisconsin
- Registered Landscape Architect in Wisconsin in 1995

Experience

- Has 30 years experience with Bruce Company
- 2 years experience with University of Wisconsin Department of Planning and Construction



GENERAL CONTRACTOR

If chosen, our team will work with a reputable Wisconsin-based general contractor. Based on our past successful projects, we would choose one of the following companies to partner with:



Encore Commercial
6840 Schneider Rd.
Middleton, WI 53562
Ph: 608.836.9601

OR



Stevens Construction
2 Buttonwood Court
Madison, WI 53718
Ph: 608.222.5100

MULTI-FAMILY



PELTON RESIDENCES INFILL REDEVELOPMENT

- LOCATION: Madison, Wis.
- PROGRAM: 157 market-rate multi-family units and
12,000 s.f. of commercial space.
246,348 s.f.
- Amenities include: club room,
community room, fitness center, and
landscaped patio
- REFERENCE: Heather Stouder, Planning Division
Director – City of Madison,
Ph. (608) 266-5974

MULTI-FAMILY

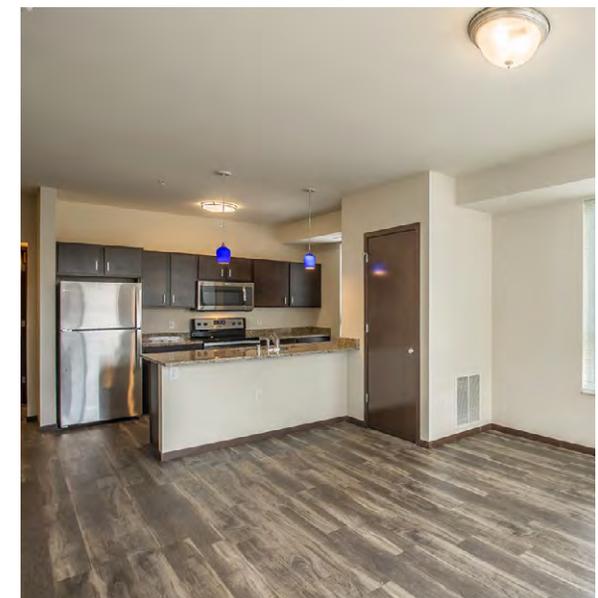


VERITAS VILLAGE MULTI-FAMILY DEVELOPMENT

LOCATION: Madison, Wis.

PROGRAM: 189 market-rate units
Central courtyard & pool with green roof areas; over parking level
Amenities include: fitness room, community room, concierge desk, clubroom, and game room

REFERENCE: Heather Stouder, Planning Division Director – City of Madison | Ph. (608) 266-5974



MULTI-FAMILY



PRAIRIE TRAILS MULTI-FAMILY DEVELOPMENT

LOCATION: Sun Prairie, Wis.

PROGRAM: Three-story, 54 units
56,516 s.f.

Amenities include: community room, club room, outdoor patio, library, event space with kitchenette/restroom, and landscaped patio

Underground parking

REFERENCE: Scott Kugler, Planning Director – City of Sun Prairie | Ph. (608) 825-1107



MIXED-USE



MIDDLETON CENTER MIXED-USE DEVELOPMENT

LOCATION: Middleton, Wis.

PROGRAM: 157,100 s.f.

Public Private Partnership (P3)

Three phase redevelopment of the Old Middleton Center

Phase One includes: 62 market-rate multi-family units, 11,388 s.f. of commercial space, and 21,483 s.f. of office space

Amenities include: club room, community room, fitness center, and landscaped patio

REFERENCE: Eileen Kelley, Director Planning / Zoning Administrator – City of Middleton
Ph. (608) 821-8370



MIXED-USE



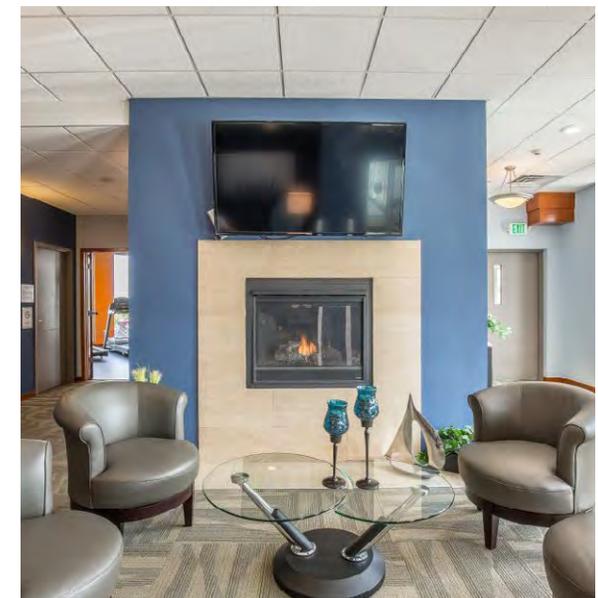
WATERMARK LOFTS INFILL MIXED-USE DEVELOPMENT

LOCATION: Madison, Wis.

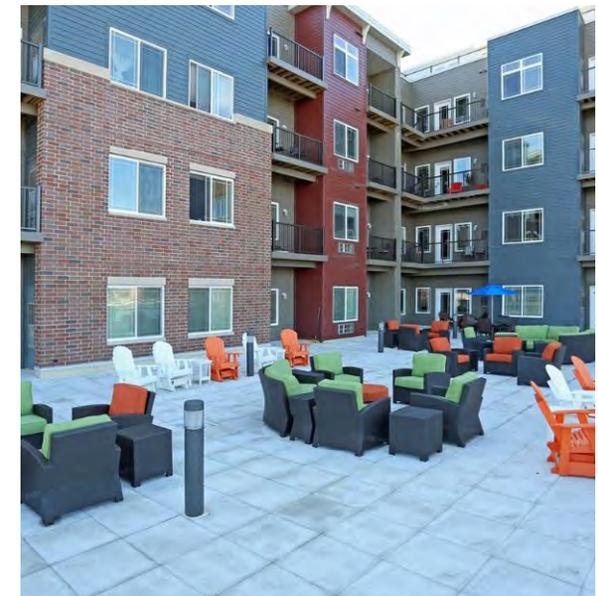
PROGRAM: 80 market-rate units
18,922 s.f. commercial space

Amenities include: club room,
community room, fitness center,
and landscaped patio

REFERENCE: Heather Stouder, Planning Division
Director – City of Madison
Ph. (608) 266-5974



MIXED-USE



CITYDECK LANDING

MIXED-USE

LOCATION: Green Bay, Wis.
PROGRAM: 115,000 s.f.
Seven-story mixed-used building
Partnered with City of Green Bay
Amenities include: club room,
community room, fitness center,
and landscaped patio
REFERENCE: Kim Flom, Director of Planning &
Development - City of Green Bay
Ph. (920) 448-3413
kimfl@greenbaywi.gov

PUBLIC PROJECT EXPERIENCE



Listed below are other representative public projects that T. Wall Enterprises has been involved with.

GREENWAY CENTER

Madison, WI

Project Value: \$189,500,000

Size: 1,021,000 s.f.

Reference: Kurt Sonnentag, Mayor

City of Middleton

Ph. (608) 335-0888

Email: mayor@ci.middleton.wi.us

This mixed-use development located on Madison's west side. Initially comprised of a office buildings and retail, restaurant, and hotel components, additional buildings were later added as in-fill to create a mini town center. T.Wall served as overall developer for the project.

THE CENTER FOR INDUSTRY & COMMERCE

MADISON, WI

Public Private Partnership (P3)

Project Value: \$37,000,000

Size: 160-acre site

Reference: Don Marx, Manager

Office of Real Estate Services

City of Madison

Ph. (608) 267-8717

Email: dmarx@cityofmadison.com

The Center for Industry & Commerce, is a 160-acre mixed-use development on Madison's east side. The development is the culmination of a 10 year partnership between T.Wall and the City of Madison. T.Wall served as master developer for this project.

CITY CENTER WEST

Project Cost: \$135,000,000

Completion: 2003

The City Center West project included the development of two 8-story towers, constructed in phases with connections at each floor, as well as a 1,532 stall, five-level parking ramp. The project features 440,000 s.f. of office, retail, and restaurant space.

HIGH CROSSING ENVIRON

MADISON, WI

Project Value: \$88,000,000

Size: 309,000 s.f.

Reference: Don Marx, Manager

Office of Real Estate Services

City of Madison

Ph. (608) 267-8717

Email: dmarx@cityofmadison.com

High Crossing is proud to be the first large-scale, mixed-use development in Dane County. The site consists of office, retail, restaurant, hotel, and residential properties. T.Wall served as overall developer for the High Crossing project.