

PLAN COMMISSION

Monday, February 15, 2021

7:00 PM

McFarland Municipal Center
Community Room

AGENDA

You are invited to this meeting through a Zoom webinar. The Public is strongly encouraged to watch and participate in these meetings remotely through either the webinar or telephone options listed below.

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

<https://us02web.zoom.us/j/81871695563>

Or by Telephone: +1 (312) 626-6799
Webinar ID: 818 7169 5563

1. CALL TO ORDER
2. PUBLIC APPEARANCES.
3. APPROVAL OF MINUTES.
 - a. Review and possible approval of the January 19, 2021 Plan Commission minutes.
4. PUBLIC HEARING
 - a. Public hearing regarding a Conditional Use Permit (CUP), requested by Northpointe Development Corp. for a three building, 49-unit residential project at Lot 56 Prairie Place Subdivision, located at the corner of Holscher Road and Broadhead Street, McFarland property zoned R-3 General Residence.
5. BUSINESS.
 - a. Discussion and possible action regarding a Conditional Use Permit (CUP), requested by Northpointe Development Corp. for a three building, 49-unit residential project at Lot 56 Prairie Place Subdivision, located at the corner of Holscher Road and Broadhead Street, McFarland property zoned R-3 General Residence.
 - b. Discussion and possible action on a site design/review application submitted by Northpointe Development Corp. for a three building, 49-unit residential project at Lot 56 Prairie Place Subdivision, located at the corner of Holscher Road and Broadhead Street.
 - c. Discussion regarding potential use and redevelopment of 4008 Terminal Drive, preapplication meeting requested by Chad Strutzel.
6. STAFF REPORTS
 - a. Property maintenance report

b. Directors report

7. SCHEDULE NEXT MEETING DATE.

a. Monday, March 15th, 2021 at 7:00 PM

8. ADJOURNMENT.

This meeting notice constitutes an official meeting of the above referenced group and was posted in accordance with all applicable laws related to Open Meetings Law. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals. For additional information or to request this service, contact the McFarland Municipal Center at (608) 838-3153 or cassandra.suettinger@mcfarland.wi.us.

Working Draft - Minutes Plan Commission Meeting

January 19, 2021

Members Present: Justin Rupert, Brad Czebotar, Bruce Fischer, Scott Peters, Peter Bloechl-Anderson, Eric Green

Members Absent: Tom Rogers

Staff Present: Andrew Bremer, Andrew Day, Karen Knoll

1. CALL TO ORDER

Czebotar called the meeting to order at 7:04 p.m.

2. PUBLIC APPEARANCES.

Art Luedtke - 4914 McDaniel Lane – indicated he was in favor of the Green Lantern outdoor dining and consumption area. (item 4 (b)).

3. APPROVAL OF MINUTES.

a. Review and possible approval of the December 21, 2020 Plan Commission minutes.

Czebotar called the minutes from the December 21, 2020 approved by unanimous consent.

4. BUSINESS.

- a. Discussion and possible action on a site/design review application submitted by Tricycle Motors Properties, LLC for a proposed parking lot addition and dumpster enclosure relocation at Gingerbread Preschool located at 4896 Larson Beach Road, McFarland, WI.

Bremer reviewed the submission in packets. The owner would like to relocate the existing trash collection site next to the current shed on site. The fencing would be relocated; a new light pole and five parking stalls would be added. In addition, there is some sidewalk extension proposed. Bremer reviewed the approved landscaping plan, from the adjacent MSP Real Estate apartment proposal as it coincides with the Gingerbread Preschool location and leaving part of the drive area as greenspace.

In addition, whatever landscaping is removed as part of the sidewalk extension to be returned in the same amount. Fischer requested the use of native plant species where replacement is necessary. The new trash enclosures will be of better materials than the current one.

Czebotar moved to approve the a site/design review application submitted by Tricycle Motors Properties, LLC for a proposed parking lot addition and dumpster enclosure relocation at Gingerbread Preschool located at 4896 Larson Beach Road, McFarland, WI. Conditioned upon:

1. Replacement in number and of similar species, any landscaping removed or damaged from construction of the proposed sidewalk addition to be placed on either side of the extended sidewalk.
2. Revising the proposed drive aisle to maintain the landscaping area on the adjacent Taylor Pointe Apartment development, as illustrated on the Village staff marked-up site plan included in the packet.

Peters seconded the motion, motion carried 6-0.

- b. Discussion and possible action on a site/design review application submitted by Joy Wheeler for a proposed outdoor dining patio/consumption area at the Green Lantern Restaurant located at 4412 Siggelkow Road, McFarland, WI.

Bremer reviewed the application as provided in packets the Green Lantern would like to add a 1600 sq.ft. outdoor dining patio and consumption area to the front yard of the restaurant. The Public Safety Committee gave conditional approval at their meeting and a listing of their conditions is provided in packets.

Bremer reviewed the submittal showing the proposed area, fencing, planter boxes and employee staging area with fencing and screening along with the site plan. One of the items to be addressed is the existing highway easement. Bremer reviewed the easement, property line and parcel description in relationship with the proposed outdoor area with Commissioners. Wheeler would like to have the fence 4' from the back of the curb rather than 10'. Bremer advised they do not have precise knowledge to where the highway easement is and the best way would be to have the applicant complete a plat of survey by a registered land surveyor. That would show how much of the proposed patio would encroach the highway easement area. There was a similar issue with the McFarland House Café last year and it was resolved by the Village entering into a limited liability agreement, which was reviewed by the Plan Commission and then adopted, by the Village Board. Bremer summarized the terms of that agreement with Commissioners.

Bremer reviewed the other concerns, street parking which is now a loading zone; this took place in conjunction when the work on the trail was done. The applicants are interested in return this to parking and potentially moving the freight loading to

the north side of the building. Public Safety was concerned about double parking and potential problems it could create for emergency services if needed in the area. Bremer went over other concerns Public Safety raised, as provided in packets over lighting, security cameras, and potential string lighting in the patio area, tiki torch style lights, and protective bollards. Bollards have been required before when outdoor areas are close to vehicle traffic. Bremer reviewed the conditions of approval from the Public Safety Committee with Commissioners.

Green inquired if neighbors were made aware of this request. Bremer responded a notice to neighbors was mailed to all within 300 feet informing them of the request and all upcoming meetings. Bremer read letters submitted to the Public Safety Committee. Czebotar inquired if they can move forward without the plat of survey, if they do does it limit the area for the patio. Bremer responded the applicant has indicated they do not want to limit the outdoor area to stay outside of the easement, the staff drawing in the packet is a rough sketch that conceptualizes how much the patio might have to be reduced to keep it outside the highway easement. Bremer would recommend the Plan Commission postpone any action until the plat of survey is completed, at that same time it can be brought back with the limited liability agreement so Commissioners would have both as part of the decision making process. There are enough items here that he is not comfortable recommending a conditional approval, they should be completed and then brought back for approval. Czebotar inquired on the timeframe. Bremer advised in theory it could come back to the next meeting, it is dependent upon the owner getting the survey done.

Commissioners discussed the distance and their comfort of being 4' off the curb, protective bollards and concurred they are comfortable with the fence but agreed on the need for bollards on both streets and other conditions of approval. Czebotar inquired on how a motion could be made at this time. Bremer reviewed options with Commissioners. Czebotar inquired of Wheeler if she had any questions or concerns. Wheeler indicated she could speak with her vendors regarding loading and unloading on the north end of the property, Wheeler asked would the Village change the signs regarding the parking in that area. Commissioners and Bremer discussed the number of parking stalls, the street parking and possible change of the two street loading zone parking stalls. Commissioners concurred they preferred the current loading zone/parking area remain the same.

Peters moved to recommend approval of the site plan for an approximately 1600 sq.ft. dining and consumption area conditioned upon:

- Maintaining the current on street parking restriction in front of the property unchanged.
- To install protective bollards along the perimeter of the fencing along Siggelkow Road and McDaniel Lane spaced out 4;' apart.

- To have the fence extend no closer than 4' to the back of the curb along McDaniel Lane.
- To have the property owner complete a plat of survey by a registered land surveyor to show the highway easement area and proposed fencing and patio area in relation to the building.
- A limited liability agreement approved by the Village Board to approve the fencing and patio area in the highway easement.

Seconded by Rupert. Motion carried 6-0.

- c. Discussion regarding potential use and revitalization of 5979 Siggelkow Road, former Waubesa School, pre-application meeting requested by property owner Urso Bros LLC.

Bremer reviewed information as provided in packets. Urso Brothers LLC purchased the property. They are looking to relocate their offices here in the future and renovate the building to bring it back to more of its original state. There is the potential for some exterior renovation related to relocation of accessible stairs, potentially building an accessory workshop/storage building in the rear yard. The property was annexed to the Village in 2008 and is currently zoned A-1 Exclusive Agricultural under Dane County. In the past, the current tenant was thinking of expanding the building and rezoning, they did not move forward with their proposal. Bremer reviewed the history of the property and its zoning, along with reviewing the current zoning and potential zoning possibilities and permitted uses in the possible zoning, along with the current Comprehensive Plan, possible Comprehensive Plan amendments with Commissioners per information provided in packets. Bremer also reviewed per packets, the right – of – way concerns with the property, the non- conforming fence, site utilities and the properties historic designation with Commissioners.

Kevin Urso 4719 Farwell Street – indicated they are not looking for major changes to the property, they want to bring the interior back to its original look and upgrade things like the old windows, the stairs. The potential storage building would be per code, they have not selected an exact location at this time. They have not contacted the condominium association to date regarding the easement. They would possibly be looking for a tenant to rent part of the building, something that would be low impact to the area.

Czebotar inquired if the Village is under any time constraints when they annex property but have not changed from the temporary zoning. Bremer replied the Village does not have a set timeframe. Bremer discussed the easement and possible options; he will contact the Village Engineer regarding the feasibility of some of the ideas. The utility code discusses hooking up to public utilities, Urso indicated the well and septic are up to code but they would be looking to hook up to Village sewer and water at some point.

Czebotar summarized there are a number of steps that would have to be taken as this moves forward. Bremer discussed with Commissioners the steps of zoning, historic preservation, and permitted uses. It was agreed the first step would be for Urso to have a survey done on the property, then right-of-way vacations and dedications can be drawn-up for consideration, along with discussion with the adjacent condominium association regarding extension of public water and sewer laterals, and future applications for comprehensive plan and zoning amendments.

- d. Discussion and recommendation to the Personnel Committee regarding amendments to the Community Development Clerk III job description.

Bremer reviewed with Commissioners

Bremer reviewed as indicated in packets, the part time property maintenance officer resigned in July of 2020 and the position has not been filled. The duties have been picked up by department staff, mostly the clerk and Bremer along with the building inspector if needed. Bremer would like to recommend, for the clerk's job description, to include the duties and responsibilities for the position of code enforcement officer, turning it over to the clerk to run full time. She currently has been assisting with the of writing letters, property inspections and was also doing that prior to the maintenance officer resigning. The position was part time and there would be times when complaints needed to be addressed, the Village Attorney needed photos or inspections, so the clerk would assist if the property maintenance officer was not available. One operational issue is the clerk currently cannot issue municipal citations. Per code, there is a set list of officers who can write citations. By amending the job description, she would be able to write citations for property maintenance violations. As the Plan Commission reviews the maintenance report this is brought before you for review. Commissioners discussed the duties of the job, the amount of hours the prior property maintenance person worked, the current clerk's schedule.

Czebotar did not feel a motion was needed on this request to move it to the Personnel Committee.

7. STAFF REPORTS

- a. Property maintenance report – Bremer reviewed the report as provided with Commissioners. He indicated the clerk proactively sent a letter out to property owners outlining the code for clearing of sidewalks after a snowfall, which has helped.
- b. Director's report – Bremer reviewed his report as provided in packets along with the year-end housing totals. We did end up ahead of the budgeting estimate by about 10 %.

8. SCHEDULE NEXT MEETING DATE

- a. February 15, 2021 at 7:00 p.m.

9. ADJOURNMENT.

Rupert moved to adjourn, Peters seconded the motion. Motion carried – meeting adjourned at 8:40 p.m.

Please publish in the
McFarland Thistle on
January 28, 2021 and February 4, 2021

**VILLAGE OF MCFARLAND
NOTICE OF PUBLIC HEARING
BEFORE THE PLAN COMMISSION**

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Monday, February 15, 2021 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

Review and possible action regarding a Conditional Use Permit (CUP), requested by Gannon Construction Inc. on behalf of Northpointe Development Corp. for a three building, 49-unit residential project at Lot 56 Prairie Place Subdivision, located at the corner of Holscher Road and Broadhead Street, McFarland property zoned R-3 General Residence.

Information regarding this request is available for review online at www.mcfarland.wi.us/activedevelopmentprojects or at the Village of McFarland Municipal Center lobby, 5915 Milwaukee Street, McFarland, WI 53558 (Monday-Friday, 8:00 a.m. to 4:30 p.m.).

COVID-19 RELATED INFORMATION

Due to the COVID-19 Pandemic, the Village recommends and **URGES** all residents to view the meeting that evening live on the Charter cable channel 982; TDS channel 1009 or online at mcfarlandcablechannel.com and those who wish to participate and provide public comment do so via Zoom (the Village's virtual meeting software). You can join the Zoom Webinar by visiting <https://us02web.zoom.us/j/81871695563> or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: Webinar ID: 818 7169 5563.

Due to limitations from Dane County Public Health, only 10 non-employees are allowed in the Municipal Center at one time. **If you choose to attend the meeting in-person, the Village CANNOT GUARANTEE you will be allowed a spot inside the building to view the meeting.** Those who wish to provide public comment at the meeting will be ushered in and out of the building to accommodate the 10 person gathering limit.

If you cannot attend the meeting, you may submit your written comments to the Plan Commission by email to community.development@mcfarland.wi.us or by mail to Community Development Department, Village of McFarland, P.O. Box 110, McFarland, WI 53558-0110. Submission must be received no later than the Thursday prior to the meeting date.

McFarland
SUMMARY SHEET

MEETING DATE: Monday, February 15, 2021

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action regarding a Conditional Use Permit (CUP), requested by Northpointe Development Corp. for a three building, 49-unit residential project at Lot 56 Prairie Place Subdivision, located at the corner of Holscher Road and Broadhead Street, McFarland property zoned R-3 General Residence.

PREVIOUS ACTION:

- 5.18.2020. Pre-application meeting with the Plan Commission for an 80-unit PUD project.
- 6.15.2020. The Plan Commission held a public hearing and postponed action on the proposed development pending the completion of the Intersection Control Evaluation review of the Holscher Road and Broadhead Street intersection. The Plan Commission also encouraged the Developer to meet with surrounding residents to discuss comments received at the public hearing and potential plan modifications.
- 7.22.2020. The Developer met with representatives of the Prairie Ridge Neighborhood Association, Lot 56 Steering Committee, to discuss a revised concept plan for the property.
- 9.21.2020. Developer requested postponement of a public hearing for a 60-unit PUD project. Discussed a revised 50-unit PUD project with the Plan Commission.
- 2.01.2021. Developer held a public information meeting for the Prairie Ridge Neighborhood Association to review the revised 49-unit R-3 CUP project included within the packet.

ISSUE SUMMARY:

Summary of Development Proposal

Northpointe Development Corp. has an option to purchase Lot 56 of the Prairie Place subdivision from Gannon Construction Inc. The project site is 3.3 acres and is zoned R-3 General Residence. The Developer proposes constructing 49 multifamily dwelling units consisting of one three-story 37-unit age restricted building (55+) and two two-story six-unit townhouse buildings. The two townhouse buildings will include 4 market rate units and 8 units at 50% of the county median income (CMI), and the age restricted building will include 4 market rate units and 33 units targeted primarily to households earning 50-60% of CMI. Ten of the units will be targeted to veterans and households in need of supportive services with incomes at 30% of CMI. Each of the townhouse units will include three bedrooms, while the three-story



building will include a mix of 15 one-bedroom and 22 two-bedroom units. Each townhouse building includes 10 underground parking stalls and the three-story building includes 37 underground stalls, along with 49 off-street surface parking stalls. Additional exterior site amenities include a proposed private playground and gazebo. Interior amenities include on-site management/controlled entry, community room, fitness room, parcel room, in unit washer/dryer/dishwasher, quartz countertops/stainless steel appliances/LVT flooring, internet, and a rooftop solar system (senior building). The developer is petitioning for a conditional use permit and site/design review permit. Each of these requests are on the agenda for separate review and approval. The packet includes Northpointe's applications/letter of intent, responses to the conditional use standards under Sec. 62-111, and their associated site plans. Northpointe has also provided the following documents in support of their conditional use permit:

- Broadhead Holscher Road Ice Study
- Housing Article
- Market Study
- Myths about Housing Report
- Waterford Service Provision MOU

Public Comments

Previous project submittals have resulted in numerous public comments concerning the proposed development (e.g. insufficient off-street parking, too much density, insufficient green space, buildings too tall, etc.). The latest proposal reflects the Developer's willingness to work through these public concerns. At the time this packet was published, the Department received one public comment in advance of the meeting concerning the latest proposal, which is included in the packet. The Department also reached out to the Prairie Ridge Neighborhood Association and the Association President indicated they did not have any official comments on behalf of the association for this submission.

Consistency with Zoning Code Requirements

- **Density.** The gross density of the development is 14.85 dwelling units per acre. Up to 15 dwelling units per acre are allowed in the R-3 district with a conditional use permit.
- **Bulk Requirements.** The proposed development meets the minimum bulk requirement provisions of the R-3 district found in Sec. 62-70 of the Zoning Code.
- **Off-Street Parking.** The proposed development exceeds the minimum off-street parking requirements of Sec. 62-172. Section 62-172 requires new residential developments (not designated elderly) provide a minimum of 2 spaces per 1-bedroom unit, 2 spaces per 2-bedroom unit, and 2.5 spaces per 3-bedroom unit. The proposed development includes 15 1-bedroom units, 22 2-bedroom units, and 12 3-bedroom units. The resulting calculation is a minimum of 104 spaces with a 106 stalls provided by the Developer. However, it should be noted that the Village's Zoning Code requires a minimum of 1 space per dwelling unit if the unit is designated as an elderly unit, defined as a building designated for use exclusively by a person 55+ or family with spouse 55+. All of the one and two bedroom units will be age restricted for persons 55+. Therefore, the actual



required minimum number of parking spaces under the Village's Zoning Code is 67.

Based on community input, the Developer is opting to provide more parking than the minimum required for elderly units with the total spaces proposed also exceeding the minimum for a non-elderly designated building. Northpointe has also provided statistics for their other senior properties indicating that the average age of residents is 73.5; 72% of residents have vehicles; 21% of their two-bedroom units have two or more occupants; and an average of 1.15 residents per unit. Based on the Village's Zoning Code requirements for off-street parking for elderly units, and Northpointe's statistics, there should be more than adequate off-street parking provided for the development as proposed. If desired, the Plan Commission could seek to reduce the number of off-street parking spaces in order to gain additional green/picnic space on the lot and reduce the amount of impervious surface. Using a revised metric of 1.5 spaces per 1-bedroom elderly unit (0.5 more than the minimum required by Code) and maintaining a minimum of 2 spaces per 2-bedroom elderly unit (1 more than the minimum required by Code) and 2.5 spaces per 3-bedroom unit. The number of off-street parking stalls required would be 96.5, 9.5 less than the 106 provided on the site plan. There are 8 parking stalls located adjacent to the proposed playground and patio/gazebo. These eight stalls could be considered for removal to increase the green space adjacent to these planned features.

The resulting parking ratio would change from 2.16 to 2.0 stalls per unit. If in the future the Developer finds that the development needs more off-street parking spaces, these 8 stalls could be added to the development. If this is a desired course of action, the site plan could be revised to show the area as green space but with a notation "reserved for 8 off-street parking stalls". There is some discrepancy between the various site plan sheets regarding the location of the two handicap parking stalls proposed adjacent to the townhouse buildings. Most of the sheets show two stalls on the south side of townhouse Building #2, except for sheet C-0.1 which shows them on the east side of Building #2.

This should be clarified as part of the final site plan revisions.

- **Landscaping, Lighting, Building Design.** The overall landscaping, lighting and building design meets the requirements under Sec. 62-310 and Appendix B. Proposed exterior lighting utilizes LED 90 degree fixtures and the proposed building materials are a mixture of brick veneer and horizontal composite siding, accented with vertical composite siding to further provide architectural variation. The townhouses will feature pitched roofs to blend with the adjacent townhouses under construction to the north of the project site and the single family homes across Holscher Road. The 3-story building will feature a flat roof to blend with the planned public safety building across Broadhead Street. The 3-story building will be approximately 5 feet taller than the townhouses from peak to peak. Trash and recycling dumpsters will be located within the basement of the buildings for contractor pick-up.
- **Recreational Amenities.** The Zoning Code does not require the addition of a gazebo or private playground. These are additional on-site amenities the Developer is bringing to the project. The type and quantity of playground equipment is not described.

Sec. 62-108(a)(5) of the Zoning Code requires CUP applicants to provide a detailed written description and proof meeting the substantial evidence standard showing how each of the standards set forth in Sec. 62-111 (a) through (h) will be satisfied, including a detailed



description of how each said standard is met, and how the proposed use will comply with any applicable regulations regarding light, noise, traffic, nuisance, health, safety, welfare and environment. Sec. 62-105 defines "substantial evidence" as facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion. The packet includes the Developer's responses to the conditional use standards in Sec. 62-111, and additional supportive documentation. In the Director's opinion, the written responses to the standards have been reasonably met, subject to addressing the staff comments provided in the packet. The Director recommends the Plan Commission review each response to the standards in Sec. 62-111 at the meeting to confirm the applicant's responses to each standard have been reasonably met to the satisfaction of the Plan Commission.

Sec. 62-114 provides that prior to granting of any conditional use the Plan Commission may stipulate or impose such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the conditional use as deemed necessary to promote the public health, safety, and general welfare of the community and to secure compliance with the standards and requirements specified in Sec. 62-111.

Staff Comments

The packet includes recommended conditions of approval from the McFarland Fire & Rescue Department and from the Village Engineer, the latter incorporates comments from the C&ED and Public Works directors as well. The Village Interim Police Chief did not have any concerns with the proposed development. The recommended conditions of approval directly speak to those conditions under Sec. 62-114 that the Plan Commission may impose as part of the approval of a conditional use permit.

FINANCIAL/BUDGET IMPACT:

The costs of improvements to the development property (~\$13.5M) are the responsibility of the developer. The Developer has estimated the proposed project upon completion will generate \$80-100K in property tax payments annually. There are also deferred special assessments that will be due for this property related to previous Holscher Road and Lift Station #5 improvement under the existing Development Agreement for Prairie Place. The amount due is approximately \$135,970.11. Additional revenue from park fee in lieu of parkland dedication impact fees, park improvement impact fees, library impact fees, and public water impact fees would be payable to the Village at the then-current rate charged by the Village at the time a building permit is issued for a lot. Current fees for these impact fees are summarized below:

- Park Impact Fees in Lieu of Dedication = \$135,007.74 (\$2,755.26 x 49 DU)
- Park Improvement Impact Fee = \$48,528.62 (\$990.38 x 49 DU)
- Library Impact Fee = \$21,119 (\$431.00 x 49 DU)
- Water Impact Fee (based on final meter sizes, refer to Appendix A of the Municipal Code)

Note, the Developer's application includes a request to waive or reduce the park impact fees for



the affordable housing units as is permitted at the Village Board's discretion under Sec. 8-464(d)(4). The Developer has postponed this request until a future date when they have more information on their WHEDA project funding application which should be announced in April.

VILLAGE PLAN REFERENCE:

Consistency with the Village Comprehensive Plan

The development site has been planned in previous Village master and comprehensive plans (1994, 2006) for multi-family development. The Village's current Comprehensive Plan adopted in 2017, also identifies the subject property in the "Multiple Family Residential" category on the Future Land Use Map. Figure 4.1 of the Comp Plan provides additional details regarding development policies for this future land use category. The general description of land uses includes a range of housing types, including multiple family residences (e.g. condominiums, apartments, multiplexes), including independent elderly housing. May also include single family residences. The Development Policies in Figure 4.1 further explain the desire to encourage design of multiple family developments to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with large parking lot dominance. In addition, the Comp Plan calls for developments to include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), garage or under building parking, and responsible management. Typical implementing zoning districts include **R-3**, R-E, PD and PD-I.

One of the goals of the Village of McFarland Comprehensive Land Use Plan is to promote quality, affordable housing for families and older residents within neighborhoods and mixed use settings that are organized around safety, conservation, recreation, and connections to the broader community. A related housing objective is to expand the range of quality and affordable housing choices for empty nesters, seniors, and the McFarland workforce, while remaining a family-oriented community. A related housing policy is to promote affordable housing through allowing modest lot sizes and higher suburban densities, including appropriately planned and located multiple family housing, incentives where practical, and continued participation in County and State housing programs. The plan recommends dispersing townhouse residential uses through the Village rather than repeating blocks of this type of future land use in just a few areas. Townhouses are encouraged to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with garage-door dominance.

Based on a review of the Comprehensive Plan, the proposed use of the property is generally consistent with the plan. A copy of the Future Land Use Map and Figure 4.1 are included in the packet for informational purposes. The full plan can be viewed at <https://www.mcfarland.wi.us/179/Comprehensive-Plan>.

ORDINANCE REFERENCE:

Sec. 62-69, Residential Permitted & Conditional Uses

Sec. 62-70, Residential Bulk Standards

Chapter 62, Article II, Division 2, Subdivision II, Conditional Uses

Sec. 62-172, Required Off-Street Parking Facilities

Sec. 62-310, Site/Design Review



Appendix B, Landscaping Standards

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Approve a Conditional Use Permit for a 49-unit multi-family development on Lot 56 of the Prairie Place subdivision as submitted, conditioned on:

1. Addressing recommended conditions of approval as identified in the McFarland Fire & Rescue Department staff review letter dated February 5, 2021.
2. Addressing recommended conditions of approval as identified in the Village Engineer's staff review letter dated February 12, 2021.
3. Revising the final plan sheets to show the handicap accessible parking stalls adjacent to Building #2 in the same location on all applicable site plan sheets.

Applicant shall submit final revised site plan sheets to the Community & Economic Development Department for Village staff review for compliance with the conditions of approval.

ATTACHMENTS:

1. 2.15.21 PC - Lot 56 Prairie Place - Applications & Ltr of Intent (1.4.21)
2. 2.15.21 PC - Lot 56 Prairie Place - CUP Responses (1.4.21)
3. 2.15.21 PC - Lot 56 Prairie Place - Site Plans (1.4.21)
4. Public Comment_Lot 56_Cogger_02.01.2021
5. Northpointe VE Letter_02.12.21
6. Northpointe F&RD Letter_02.05.21
7. FD Chief Ltr_Lots 56-58 Prairie Place_09.16.2020
8. Northpointe PD Letter_01.28.21
9. Northpointe Supporting Doc - Broadhead Holscher ICE Study
10. Northpointe Supporting Doc - Housing Article
11. Northpointe Supporting Doc - Market Study
12. Northpointe Supporting Doc - Myths about Housing Report
13. Northpointe Supporting Doc - The Waterford Service Provision MOU
14. McFarland_Comprehensive_Plan_-_Future_Land_Use_Map
15. McFarland_Comprehensive Plan_Figure 4.1(page 34)

January 4th, 2020



Village of McFarland
Plan Commission
5915 Milwaukee St.
McFarland, WI 53558

Re: Narrative – Conditional Use Permit and Final Site Design Review
The Waterford
Holscher Rd & Broadhead Street
McFarland, WI

Plan Commission Recommendation Date: February 15, 2021

The following is submitted together with the site plan and application for Plan Commission consideration.

Organizational Structure:

Developer: Northpointe Development Corp
230 Ohio Street
Oshkosh, WI 54902
Phone: 608-334-5665
Contact: Sean O'Brien
sean@northpointedev.com

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste. 201
Middleton, WI 53562
Phone: 608-836-3690
Contact: Kevin Burow
kburow@knothebruce.com

Project Description:

The property legal description is: Prairie Place Lot 56, Parcel number: 061002126061

The property is currently zoned R-3 General Residence District, and the Future Land Use Map identifies the site as Multiple Family Residential.

Village owned land abuts the site on the east and across Broadhead to the south. Existing single-family housing is located to the west, across Holscher Rd and to the south-west, across Broadhead Street.

The project is a residential development consisting of three buildings and will be completed in a single phase. Building 1 is a three story, 37-unit apartment building with an underground parking garage. This building will be age restricted (55+) which would remain in perpetuity. Buildings 2-3 are two story townhouse buildings with a total of 12 units with a single underground parking garage, each unit

comprised of 1,496 finished square feet. The townhome buildings will not have an age restriction and have been placed on the site to create a community feel, while providing safe access and circulation.

Standards

Please see the attached Conditional Use Standards Narrative for additional information. The Village Comprehensive Plan has designated this site as Multiple Family Residential. This project meets several goals and objectives of the plan. The #1 housing goal of the plan is to “Expand the range of quality and affordable housing choices for empty nesters, seniors, and the McFarland workforce, while remaining a family-oriented community.” The project also follows the Village’s proposed policy to “Support housing and services for seniors... Provide workforce housing on the premise that households that work in McFarland should be able to live in McFarland... integrate two and multiple family developments into the fabric of neighborhoods and the community, rather than isolating and concentrating them... Allow higher-end multiple family housing for McFarland’s workforce and elderly, including owner-occupied options at lower price points than possible for single family housing... Promote affordable housing through allowing modest lot sizes and higher suburban densities, revisiting certain public improvement requirements (e.g., street widths), appropriately planned and located multiple family housing, incentives where practical, and continued participation in County and State housing programs... Direct eligible persons to Village, County, State, federal, and non-profit housing programs to promote and preserve decent, affordable housing for persons of different incomes, the elderly, and people with special housing needs.” To assist with directing eligible persons to services and programs, Northpointe has signed a memorandum of understanding with Lutheran Social Services to provide a Service Coordinator at the property. Their role will be to connect the tenants of the property directly to services available and have significant experience in this space. Also, Northpointe will be co-developing the project with DreamLane Real Estate Group which is a State of Wisconsin Certified Minority Business Enterprise. Northpointe and DreamLane will both materially participate in the development; however, Northpointe will remain the primary developer while assisting DreamLane to gain experience and build capacity in the development business.

This project will not substantially impair or diminish the use, value and enjoyment of other properties within this neighborhood. Quite the opposite. This project will enhance the character of the neighborhood and bring additional opportunities for housing.

The site has been designed to facilitate safe pedestrian and vehicular traffic flow. Accessible routes will be provided to all buildings.

The project will comply with the Village Erosion Control and Stormwater Management requirements. Infiltration areas will be provided in multiple locations.

Each unit has a private patio or deck. Other interior amenities include community room, exercise room, on-site management and service coordinator office, and underground parking. Outdoor amenities include a play area, outdoor patio area, gazebo, and connections to the surrounding walking paths.

The anticipated development schedule is to start construction in the Fall of 2021 with occupancy of the buildings in the Fall of 2022. Most of the units will be rent restricted for a minimum of 30 years and available to households earning 30-60% of the county median. 8 of the 49 units will be market rate units. The units will give preference to McFarland residents and Veterans. Northpointe was successful in obtaining \$735,000 in grant funds for the project from the Federal Home Loan Bank of Chicago and applied to WHEDA in December for State and Federal 4% tax credits. WHEDA typically announces winners of credit awards in April and if our application is successful, we would expect to pull permits shortly thereafter.

Also included with this submission is detailed elevations showing the high-quality building materials, landscape plan, lighting plan, engineering work, etc. Northpointe has made some significant changes to the proposed plan from the original version based on feedback from various parties. Major changes include: Reducing the total number of units from 80 to 49. 8 of the 49 units will be market rate apartments reducing the total tax credit units to 41. This is approximately half of the tax credit units originally proposed which was noted as a concern. The reduction in units also allows the project to comply under current zoning standards albeit with a conditional use. Please note that we are now in compliance with R3 density; however, our proposed uses will generate a significantly less total population than other alternatives. Our site is proposing 29 bedrooms per acre while the proposal directly to the north is building 38 bedrooms per acre. In addition, the style of townhome was switched to remove garages and provide underground parking while increasing the total amount of parking overall. We increased the total greenspace on the site, including a play area for the townhomes and gazebo/ patio area for the senior building. In total 58% of the 3.3 acres will remain greenspace and all stormwater runoff will be handled on-site and collected in a bio-retention basin prior to water flowing into the wetlands. The height of the apartment building was reduced from 48' to 35' to meet R3 zoning allowances and the building was moved significantly away from single family neighbors along Holscher Road. The apartment building now sits properly along the county hwy and will be directly across from the new public safety building. There were also concerns of the project being in an amenities desert for low income individuals who may not have as many cars. As experienced housing providers we have relied on our third-party market study which shows that this site would accept the proposal with a high demand. We also have a significant portfolio of properties throughout the state including senior properties in rural areas. All of our senior properties are 100% leased. The village of McFarland is less rural than some of our other sites and offers a significant amount of amenities, many of which are less than a mile and a half away from the site included Senior Services, Library, Day care, Parks, Pharmacy, Grocery, Retail, etc. However, we have also made some changes to our proposal to help reduce these concerns. Of the twelve family townhomes, four will be market rate and the remaining eight will be set-aside for households earning 50% of the county median income. A family of four earning almost \$50,000 annually would qualify for these units and would likely have transposition to get to and from work. For the senior units the MOU with Lutheran Social Services to provide a Service Coordinator to the tenants will be very helpful. LSS's role will be to connect tenants to available services locally including ride share programs offered by the McFarland Senior Outreach Department. Tenants would have access to get rides to grocery, entertainment, medical, meals, etc. Finally, the Village and Northpointe commissioned a traffic study which showed that the previous 80-unit proposal would not increase traffic or require the Village to alter the intersection at Holscher and Broadhead.

Given the reduction of total units with a majority being Senior Housing, Northpointe requests support and approval for a conditional use approval as the proposed unit mix would have a significantly less impact on the neighborhood verses the number of family townhomes that could be built. Northpointe has submitted Conditional Use Standards as well as additional supporting documentation that shows that this development would be a benefit to the McFarland community.

Per Section 8-464(D)(4) of the code, Northpointe is requesting that the Village Board grant a waiver of park impact fees and park land fees for the proposal as the site will include affordable housing but also because Northpointe intends to maintain significant greenspace as well as incorporate a play area on site. The savings would also allow the project to include additional green and sustainable features like the play area, retaining walls, and other items like PV solar panels on the senior building at a level which could eliminate approximately 90% of the common area electrical uses.

Site Development Data:

Densities:

Lot Area	143,929 S.F. 3.30 acres
Dwelling Units	49 DU
Lot Area / D.U.	2,937 S.F./D.U.
Density	14.85 units/acre
Usable Open Space	1,700 S.F. per dwelling unit
Floor Area Ratio	42%

Residential Area: See attached site plan for building areas

Building Height: 2 stories at Townhouses (30') and 3 Stories at Apartment (35')

Dwelling Unit Mix:

One Bedroom	15
Two Bedroom	22
Townhouses	<u>12</u>
Total	49 units

Vehicle Parking:

Underground	57
<u>Surface</u>	<u>49</u>
Total	106 vehicle stalls

Thank you for your time reviewing our proposal.

Sincerely,



Kevin Burow, AIA

**Village of McFarland
Community & Economic Development Department**

Plan Commission Application – 2021

~Application must be completed in full~

Applicant - Owner	Gannon Construction Inc	Applicant's Agent	Northpointe Development II Corporation
	Thomas Gannon	Name	Sean O'Brien
Address	PO Box 75, McFarland WI 53558	Address	230 Ohio Street, Oshkosh WI 54902
Email	gannonco@hotmail.com	Email	sean@northpointedev.com
Phone #	608-695-2053	Phone #	608-334-5665
Fax #		Fax #	

Parcel No(s). 061002126061

Type of Proposal – Please check boxes below that apply

Requires Public Hearing (Class One)	FEES	Requires Public Hearing (Class Two)	FEES	Public Hearing Not required	FEES
☐ Preliminary Plat	\$500+AF	☒ Conditional Use	\$370+F	☐ Annexation	At cost
☐ Preliminary Plat (reapplication)	\$500+BF	☐ Rezoning (map)	\$405+	☐ Dev. Agreement Including Addendums	\$400 F
☐ Certified Survey Map	\$300+FG	☐ Zoning Amendment (text)	\$405 +F	☐ Final Plat	\$500 +CF
☐ Condominium	\$300+EF	☐ USA/MMSD Annexation	At cost	☐ Final Plat (reapplication)	\$400 +DF
☐ Comprehensive Plan Amendment	\$500+F			☒ Site/Design Review	\$400 + F
+ = Plus publication and notification charges A = Plus \$50.00 per lot B = Any preliminary plat which has previously been reviewed/revised within the last 36 months C = Plus \$50.00 for each lot within the final plat D = Any final plat which has been previously reviewed or/ revised within the last 36 months E = Plus \$40.00 for each unit shown F = Plus actual legal, engineering and financial consulting costs incurred by the Village G = Plus \$25.00 per lot for two or more lots.				Escrow Deposits (covers costs for outside consultants; e.g., engineers, attorneys, etc.)	
				☒ R-E, R-3 & PD (up to 50 acres)	\$5,000
				☐ R-E, R-3 & PD (greater than 50 acres)	\$10,000
				☐ Site/Design Review (less than 2,000 sq. ft.)	\$1,000
				☐ Site/Design Review (2,000 sq. ft. or more)	\$2,000
				☐ All Plats including condominiums	\$5,000

Nature of the development proposal: Must provide address of proposed development, legal description, current zoning and description of proposal/request. (Attach additional paper if needed)

Proposing affordable Senior and workforce housing at Prairie Place Lot 56, Parcel number :061002126061

The property is currently zoned R3. The proposed site plan includes three buildings including 2- six unit townhomes and one 37-unit senior apartment building. Please see attached Letter of Intent, Conditional Use Standards, and other

supporting documents. Requesting approval for a conditional use permit and final site plan/ design approval. developer previously deposited a \$5,000 escrow for a PD application. The remaining funds will be transferred to this application with an additional \$4,000 deposit approved by the village.

Has this specific proposal been previously discussed or acted upon by the Plan Commission?

☐ YES ☒ NO (If "yes" state the nature and the date(s) of the previous application.)

The plan commission has seen a similar proposal in May, June, and September of 2020 for a rezone. That application was withdrawn

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

Schedule: The Village of McFarland Plan Commission normally conducts meetings on the third Monday of each month at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices; all potential agenda item materials -are required to be submitted per the schedule listed below. **Three (3) copies** of all materials, **one (1) copy must be 8 ½ x 11, two (2) copies to be 11 x 17 and one (1) electronic copy** (only *one* copy of application, *completed in full*, is necessary) shall be submitted to the Community Development Department (608-838-3154), with fees paid **by *NOON of the deadline day**, according to the following schedule:

Village of McFarland Plan Commission 2021 Schedule

*Submittal Deadline Noon on:	For Scheduled 2021 Meeting date of:
December 8 (2020)-----	January Tuesday Jan. 19
January 5-----	February 15
February 2-----	March 15
March 9-----	April 19
April 6-----	May 17
May 11-----	June 21
June 8-----	July 19
July 7-----	August 16
August 10-----	September 20
September 7-----	October 18
October 5-----	November 15
November 2-----	December 20 (Pending)
December 7-----	(Pending) Tuesday, Jan. 18, 2022

*** Submittal deadline:**

- **I understand failure to provide required materials/information/fees by the submittal deadline can result in this application being withdrawn for consideration by the Plan Commission. Materials submitted for review after the submittal deadline date, or incomplete submittals, may be held over until the next scheduled meeting.**
- **I understand any fees not paid for (i.e. legal notices, mailings, etc.) will require any permits to be withheld until all payments are made in full. In addition, all application fees are non-refundable.**

X



Signature of Applicant/Agent

01/04/2021

Date

Site and Design Plans

Check List

Date received: January 5, 2021

Subject property address: Prairie Place Lot 56
Parcel # 061002126061

Landowner's name: Northpointe Development Corp

Landowner's address: 230 Ohio St, Ste 200
Oshkosh, WI 54902

Landowner's phone/fax: _____

Landowner's email: sean@northpointedev.com

Agent's name:	<u>Kevin Burow</u>
Agent's address:	<u>7601 University Ave, Ste 201</u> <u>Middleton, WI 53562</u>
Agent's phone/fax:	<u>608-836-3690</u>
Agent's email:	<u>kburow@knothebruce.com</u>

- X A. Title Block that indicates name and address of the current property owner.
- X B. Name and signature of the designer.
- X C. Date of original plan and latest date of revised plan.
- X D. North arrow and graphic scale. Said scale shall not be smaller than 1 inch equals 100 ft.
- X E. Existing zoning R-3 Proposed rezoning ____yes Xno
- X F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
- X G. All required building setback lines.
- X H. The location of all access points and connections to public streets, off-street parking, and loading areas on the subject property including a summary of the number of parking stalls, accessible parking stalls, and labels indicating the dimension of such areas.
- X I. All existing and proposed building structures and paved areas, including walks, drives, decks, patios, balconies, fences, retaining walls, utility poles, exterior utility and mechanical equipment, and any accessory structures.
- X J. Existing and proposed site and building signage.
- X K. Color exterior façade elevations of all proposed buildings including descriptions of materials and colors.
- X L. The location of all outdoor storage areas; including proposed screening materials and colors._
- X M. The location of existing and proposed drainage facilities including stormwater and erosion control plan.
- X N. The location and type of any permanently protected green space areas.
- X O. The location and elevation of any wetlands or floodplains.

- X P. Grading Plan including existing & proposed topography shown at a contour interval of not more than two (2) ft.
- X Q. In the legend, data for the subject property:
- (1) Lot area
 - (2) Building area
 - (3) Paved area
 - (4) Total impervious area
 - (5) Landscaping points provided and required for building foundations, gross floor area, street frontage, and paved area.
 - (5) Building height
 - (6) Existing zoning, proposed zoning
 - (7) Number of parking stalls provided and required.
- X R. Landscaping Plans including proposed species, quantity and planting size. Refer to Appendix B of the Village's Zoning Code for more information.
- X S. Hydrant locations and Fire Department Connection.
- X T. Lighting Plans including photometrics and description of fixture types, heights and orientation.
- X U. Utility plans, including the location of existing and proposed overhead or underground site utilities, including piping and meter sizes and associate appurtenances.
- X V. Existing or proposed easements.
- X W. A legal description of the subject property.

General Comments: _____

Note: In addition to Site and Design Permit approval, a building permit from the Village Building Inspector is required prior to the start of construction of any building, fence, or sign.

Applicant - Owner	Gannon Construction Inc	Applicant's Agent	Northpointe Development II Corporation
Address	PO Box 75, McFarland WI	Address	230 Ohio Street STE 200, Oshkosh WI 54902
Email	gannonco@hotmail.com	Email	sean@northpointedev.com
Phone #	608-695-2053	Phone #	608-334-5665
Fax #		Fax #	
Project Site Address	Lot 56 Prairie Place	Parcel No.	061002126061

Conditional Uses

The McFarland zoning code identifies land uses, which are not permitted, permitted, and permitted upon approval of a conditional use permit. Conditional uses are land uses not permitted outright but may be allowed if certain standards and conditions are met and Plan Commission grants approval.

All submitted Plan Commission applications which encompasses a request for a Conditional Use Permit (CUP) must include “substantial evidence”, which identifies specifically how the proposed conditional use meets each of the standards listed below. Substantial evidence is defined as facts and information other than merely personal preferences or speculation directly pertaining to the requirements and conditions the applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

Written responses such as “see plans” are not acceptable. The applicant must identify what specific portion of the project or plans supports the contention that a standard will be met by including for example a detailed description of compliance with any applicable regulations regarding light, dust, particulate emissions, noise, frequency, vibration, traffic, nuisances, odors, visibility, health, safety welfare and the environment. All written responses to CUP standards must be submitted as part of your Plan Commission Application.

Sec. 62-111, Conditional Use Standards

- a. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. **Northpointe Development is proposing high end affordable senior and workforce housing with building standards created to not only fit in well to the existing neighborhood but also to do so safely. There is only one egress point on Holscher and one on Broadhead, which will provide adequate circulation for the site. Most of the parking for the site is underground with the remaining hidden behind the buildings. The project will include many amenities on-site for tenants including a community room, fitness room, on-site leasing office for the site’s professional third-party management company, balconies and patios, playground, resident gazebo and picnic area, and sidewalks connecting the buildings to the existing sidewalks and surrounding walking paths. The exterior lighting plan provides a safe environment at night without interfering with neighboring properties. Northpointe has signed an MOU with Lutheran Social Services to provide a Service Coordinator to the residents that will be**

tasked with connecting residents to available local and regional services. One major connection will be with the McFarland Senior Outreach which provides an array of services including on-call transportation for the Senior residents to the Grocery Store, Medical Appointments, Recreation, etc. See info on the McFarland Senior Outreach attached.

Northpointe development and the Village of McFarland co-commissioned a Traffic Study in the Summer of 2020 to study the effects of adding 112 multifamily dwellings to lots 56-58 of the Prairie Place Neighborhood (New total is 79 units) as well as the addition of a Public Safety Building near the Southeast Corner of Holscher and Broadhead. Current and future traffic was analyzed, and it was concluded that the current two-way stop at the Broadhead and Holscher intersection would be sufficient. Taken directly from the conclusions of the study which has been submitted with this application, “Due to the low traffic volumes currently at the intersection, the intersection should maintain TWSC upon reconstruction of the east leg of Broadhead Street. Traffic conditions should be monitored at this intersection as development occurs to determine when AWSC should be implemented (see attachment for volume thresholds for AWSC consideration). It is unlikely that traffic volumes will meet minimum thresholds to warrant traffic signalization; therefore, traffic signal control is not recommended at this time (see attachment for volume thresholds for traffic signal consideration).”

In addition the more recent traffic impact study, this proposal falls well within the limits planned for the neighborhood.

Prior KL Traffic Study Subject area – 655 trips/day

Divided by 6 trips/unit (standard for multifamily) equals 109 dwelling units. Our proposal is 49.

- 36 acres directly to the south of MN – 937 trips/day
- 23 acres have since been dedicated to the school.
- Revised TIA would only include 13 acres of single-family development plus traffic generated by the development of the 5 acres owned by the Village fronting MN.

As long as the 5 acres owned by the Village generates less than 600 trips per day, the current recommendations within the current TIA still apply.



- b. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land. Northpointe Development is proposing high end affordable senior and workforce housing built with high quality sustainable materials. 58% of the 3.3 acre site will remain open green space and all stormwater will be property handled on-site. The proposed development budget is \$13.5 million or approximately \$275,500 per unit. There is no evidence that a medium density multifamily project, none the less a high-end majority affordable senior multifamily development such as the one proposed would have any negative effect on land values or diminish the enjoyment of other property owners in the neighborhood. See Myths and Facts About Affordable & High Density Housing, a Report by California Planning Roundtable, California Department of Housing & Community Development page 4, Myth “People who need high density affordable housing won’t fit into my neighborhood, Fact “People who need affordable housing already live and work in your community.” Page 6 High density housing will undermine our neighborhood character (ie three story building won’t fit into our single family neighborhood) “More often than not, high-density development now means two- and three story wood frame garden apartments that frequently are similar in scale to large home luxury housing.” (“For many years social scientists have asked whether high density housing causes crime. Not one study has shown any relationship between population or housing density and violent crime rates; once residents’ incomes are taken into account, the effect of density on nonviolent crime decreases to non-significance.”); id, Page 5 (“[T]he single most significant factor affecting property values is the preexisting value of the land in a given community or area.”).

Also submitted is an article from the New York times that looks at tax credit project built in New Berlin WI about 10 years ago. This development had significant opposition from the neighbors. Page 1 “But now, eight years later, Mr. Blaguski, 62, said he regretted his visceral opposition. The 102-unit complex is not the nuisance he had envisioned. When he drives by, he hardly notices it. And fears of a crime wave and plummeting property values - voiced by dozens of residents in public meetings - never materialized.”

- c. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. See traffic study comments above under letter (a). Plans meet all setback requirements. Utility and infrastructure use, access road plans, and stormwater requirements for this site have no effect on existing properties or the developability of surround property. The proposed development will have both monetary and functional benefits to the community as well as provide a nice buffer from the proposed Public Facilitates building across Broadhead. The project's budget is \$13.5 million or \$275,000 per unit which accounts for high quality materials and design, majority underground parking, PV solar panels above the senior building to eliminate over 90% of the building's common area electrical uses. These spaces include a community room, exercise room, management office, and other amenities demanded of high-end housing. 15% of the units will be non-restricted market rate demanding higher rents which are utilized to offset development costs and maintain operations. The proposed project will pay \$80-100k in taxes annually based on projections. The conditional use allows up to 15 units per acre, however, with the inclusion of the senior building proposed use is significantly less dense than alternatives also eligible under a conditional use approval. For example, the recently approved project to the north of this site was approved at 38 bedrooms per acre while this project will have just over 29 bedrooms per acre.
- d. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided. There is adequate gas, electric, sanitary and water available to the property. Proposed drainage and site improvements have been provided in this submission. The development includes two private driveways.
- e. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. The proposed site improvements include two ingress/egress points. One is located on Holscher Rd and the second is located on Broadhead St. The proposed site improvements included internal circulation to these two ingress/egress locations. The site has significant parking for the prospective tenants and their guests which will minimize the need for street parking.
- f. The conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located. The proposed medium density use will conform to all applicable relations of the R-3 district as shown on the site plan or in the site plan's development data table.
- All setback requirements have been met
 - The site plan shows 106 parking spaces which 2 spaces over the amount required
 - No buildings shall exceed 35 feet
 - Significant open space of 1700 sq feet per unit. Approximately 60% of the site is greenspace
 - Density is 14.85 per acre
 - Lot area per dwelling unit of 2,937 sq feet

- g. The proposed use does not violate floodplain regulations governing the site. The proposed development does not violate floodplain regulations and meets all stormwater management requirements. The proposed site plan meets wetland setback requirements. Approved erosion control measures will be utilized and enforced during construction. Stormwater runoff from all impervious surfaces shall be directed to a bioretention basin prior to discharging to the wetland. All impervious surfaces will be required to be setback 75' from the delineated wetland boundary.
- h. That the proposed use will not violate any applicable regulation in the McFarland Municipal Code or any other applicable law or regulation. The proposed use will not violate any applicable regulation in the McFarland Municipal Code or any other applicable law or regulation.

Erosion Control & Stormwater Management - Approved erosion control measures will be utilized and enforced during construction. Stormwater runoff from all impervious surfaces shall be directed to a bioretention basin prior to discharging to the wetland. All impervious surfaces will be required to be setback 75' from the delineated wetland boundary.

Landscaping standards- All landscaping standards are met as seen in the landscaping plan submitted in accordance with Appendix B.

Off-street parking and loading facilities- a surplus of two parking stalls over the village's off-street requirements are included in the proposal. Most of these stalls, 57 are underground and therefor reducing the adverse effects of off-street parking and keep surface parking needs minimized. The site has two egress points which will decrease the chances for congestion along Holscher and Broadhead.

Vision clearance requirements will be maintained as shown on the site plan.

- i. That, when applying the standards to any new consecution of a building or an addition to an existing building, the Plan Commission and Board shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objectives of the zoning district. Northpointe is proposing to build high end affordable senior and workforce housing. The development site has been planned in previous Village master and comprehensive plans (1994, 2006) for multi-family development. The Village's current Comprehensive Plan adopted in 2017, also identifies the subject property in the "Multiple Family Residential" category on the Future Land Use Map. Figure 4.1 of the Comp Plan provides additional details regarding development policies for this future land use category. The general description of land uses includes a range of housing types, including multiple family residences (e.g. condominiums, apartments, multiplexes), including independent elderly housing. May also include single family residences. The Development Policies in Figure 4.1 further explain the desire to encourage design of multiple family developments to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with large parking lot dominance. In addition, the Comp Plan calls for developments to include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), garage or under building parking, and responsible management. Typical implementing zoning districts include R-3 (current zoning), R-E, PD and PD-I.

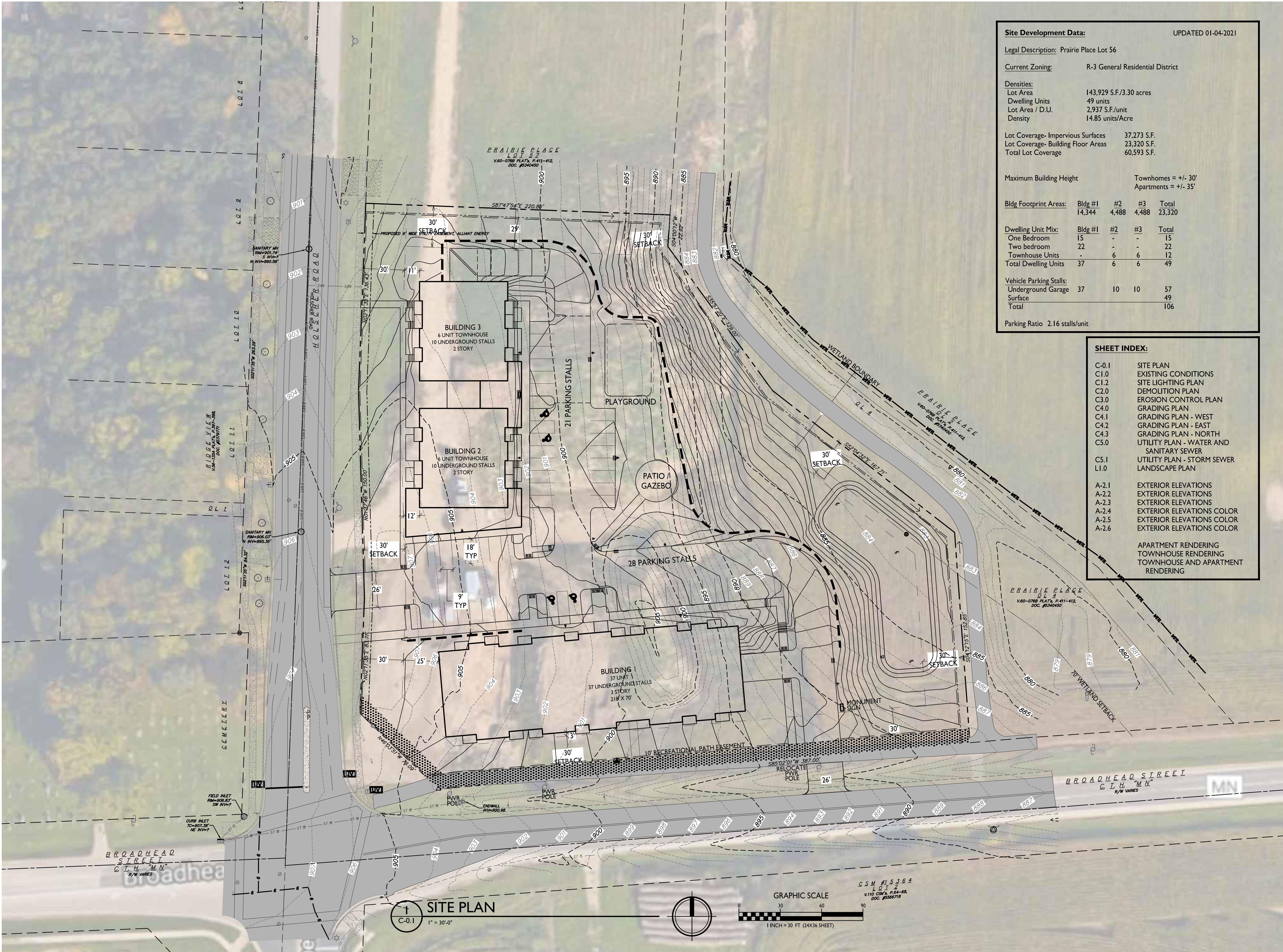
In addition to the Village Comprehensive Plan, developing affordable housing in the Village was also a theme that emerged from the Village's 2020-2030 Strategic Plan. In addition, actively promoting and supporting affordable housing in the Village is included in the 2019-2020 Village Board Goals

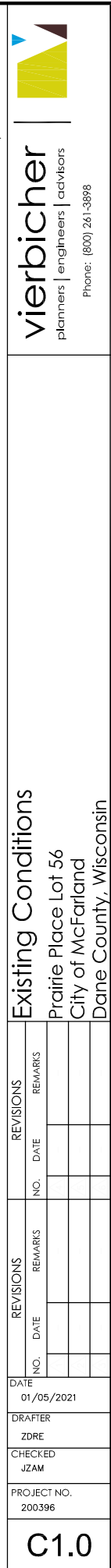
Excerpts taken from the comp plan: The Village Comprehensive Plan has designated this site as Multiple Family Residential. This project meets several goals and objectives of the plan. The #1 housing goal of the plan is to “Expand the range of quality and affordable housing choices for empty nesters, seniors, and the McFarland workforce, while remaining a family-oriented community.” The project also follows the Village’s proposed policy to “Support housing and services for seniors... Provide workforce housing on the premise that households that work in McFarland should be able to live in McFarland... integrate two and multiple family developments into the fabric of neighborhoods and the community, rather than isolating and concentrating them... Allow higher-end multiple family housing for McFarland’s workforce and elderly, including owner-occupied options at lower price points than possible for single family housing... Promote affordable housing through allowing modest lot sizes and higher suburban densities, revisiting certain public improvement requirements (e.g., street widths), appropriately planned and located multiple family housing, incentives where practical, and continued participation in County and State housing programs... Direct eligible persons to Village, County, State, federal, and non-profit housing programs to promote and preserve decent, affordable housing for persons of different incomes, the elderly, and people with special housing needs.” To assist with directing eligible persons to services and programs, Northpointe has signed a memorandum of understanding with Lutheran Social Services (submitted with this application) to provide a Service Coordinator at the property. Their role will be to connect the tenants of the property directly to services available and have significant experience in this space.

This proposal directly responds to the need identified by the village and confirmed by the third-party market study performed by Baker Tilly and submitted with the application. The proposed units are projected to be mostly leased by the time the project receives occupancy permits. Data show that the primary market area for this project will see a elderly household increase greater than 400 annually.

- j. In its review, the Plan Commission shall also evaluate the effect of the proposed conditional use upon the following items listed below. Identify how your project will impact and/or address each of these items.
1. The maintenance of safe and healthful conditions. The property will be professionally managed and upkept by an experienced and reputable third-party management company.
 2. The prevention and control of water pollution including sedimentation. Approved erosion control measures will be utilized and enforced during construction. Stormwater runoff from all impervious surfaces shall be directed to a bioretention basin prior to discharging to the wetland. All impervious surface will be required to be setback 75' from the delineated wetland boundary. There will be a 10 foot “no-mow” vegetated buffer offset zone form the property line that is located adjacent to the wetland.
 3. Existing topographic and drainage features and vegetative cover on the site. The proposed site conforms within the existing topography as can be seen from the grading plan included in this

- submission. There are currently no trees or plantings on the site that will be removed. The proposed landscape plan will be reviewed and approved by all necessary agencies prior to approvals.
4. The location of the site with respect to floodplains and floodways of rivers and streams. The proposed development meets all requirements in regards to this item. The proposed site plan meets all requirements in regards to this item and will go through all the necessary approvals.
 5. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover. The erosion potential is addressed in the grading and erosion control plans, which will be reviewed and approved by all necessary agencies.
 6. The location of the site with respect to existing or future access roads. The site addresses ingress/egress and parking layout with respect to all existing roads and access plans.
 7. The need of the proposed use for a shoreland location. (if applicable) N/A the site is not shoreland.
 8. Its compatibility with uses on adjacent land. The buildings are set to gradually transition the height from two-story townhomes to the north and single-family homes to the northwest. The townhomes were reduced to 2 six-unit building of which only three units per building face Holscher road. This was intentional to reduce the facade of the buildings and give them a smaller feel with neighboring uses. Similar architecture as compared to the existing single-family homes in the neighborhood was utilized and exterior will be constructed with sustainable materials, a majority of which being masonry around all sides of the buildings and the remaining covered in smart composite siding. Moving to the South of the site is the three-story apartment building which was strategically positioned further east along HWY MN and would directly face the new Village Safety building. The site plan fits well into a walkable community with ample green space and the site connects to the surrounding walking paths. In fact, 58% of the 3.3 acres will remain greenspace while meeting the village parking requirements. The added play area and gazebo will add to the neighborhood feel of the project. Finally, the site is plan proposes the allowable density under R3 zoning however, significantly reduced number of bedrooms per acre than allowed. For comparison, the recently approved CF Investments project that abuts this site to the north proposed 38 bedroom per acre while our proposal requests 29 bedrooms per acre.
 9. The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems. The Village sanitary system will be utilized and has more than adequate capacity as state by the Village Engineer upon review. The lift station for this development was designed to handle significantly more units. A pump may be required in the senior building as the building may be too low to accept gravity flow.







knothe • bruce
ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Village Submittal - January 5, 2021

PROJECT TITLE
Northpointe
Development II Corp
230 Ohio Street
Suite 200
Oshkosh, WI 54902

Broadhead Street
McFarland, Wisconsin
SHEET TITLE
Site Lighting Plan

SHEET NUMBER

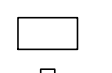
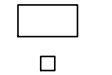
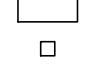
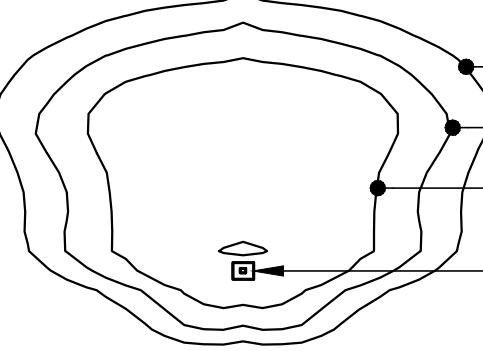
C-I.2

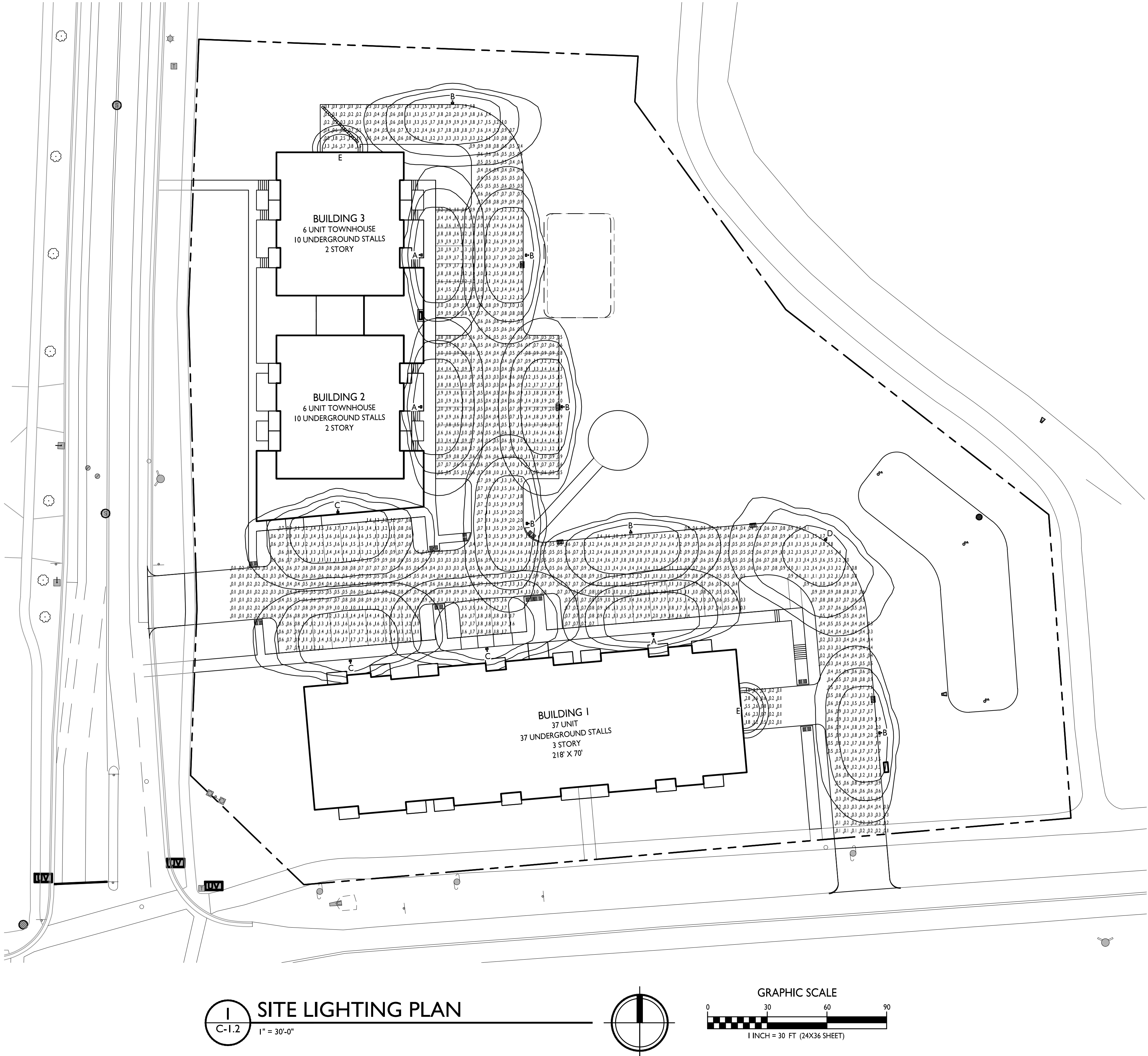
PROJECT NO. 2024

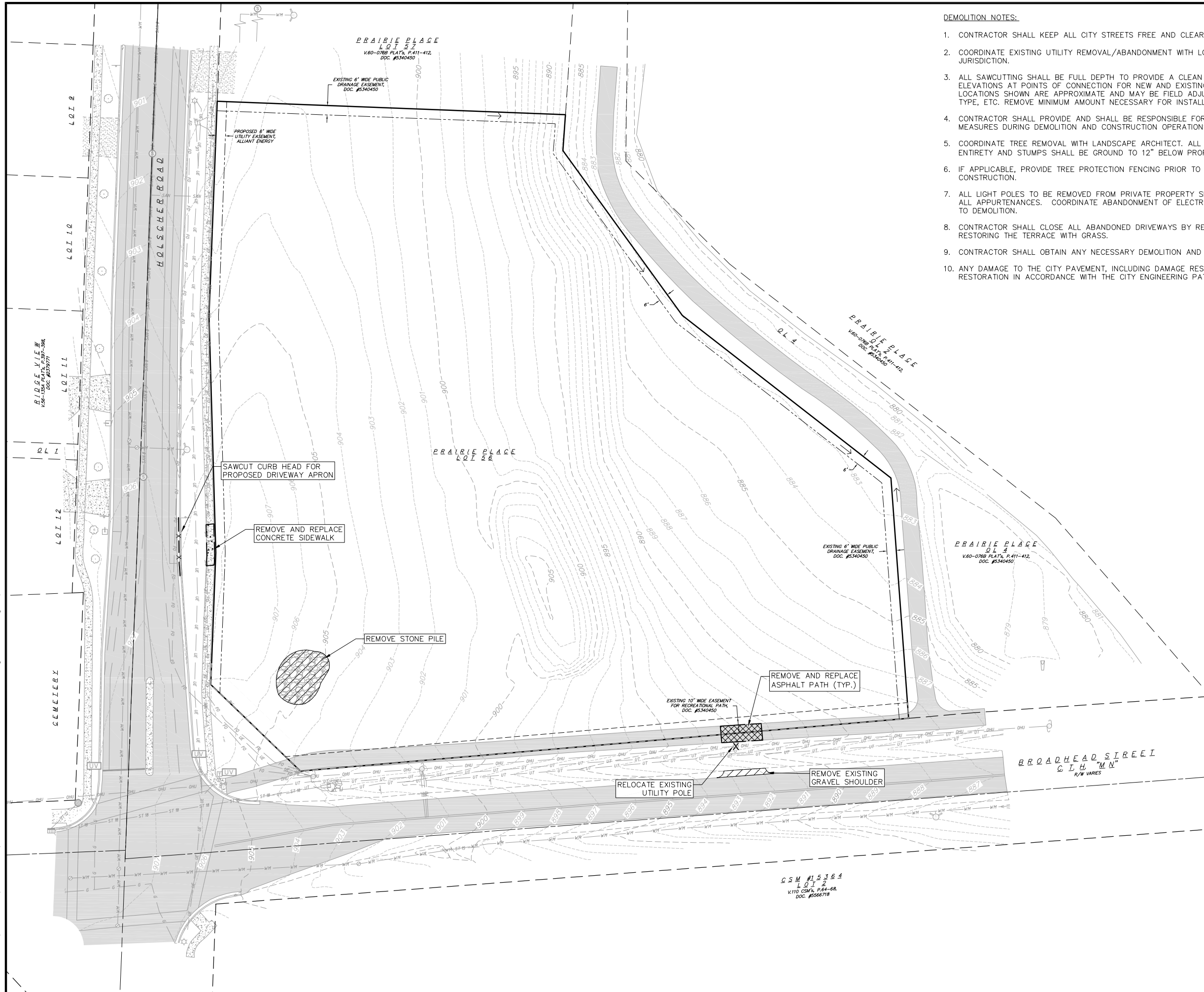
© Knothe & Bruce Architects, LLC

Page 34 of 309

STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Parking Area Lighting	+	1.0 fc	2.0 fc	0.1 fc	20.0:1	10.0:1
Building #1 Garage Entry Lighting	+	1.1 fc	5.5 fc	0.1 fc	55.0:1	11.0:1
Building #3 Garage Entry Lighting	+	1.0 fc	5.7 fc	0.1 fc	57.0:1	10.0:1

LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE
	A	3	LITHONIA LIGHTING	DSX0 LED P1 30K T2S MVOLT HS	DSX0 LED P1 30K T2S MVOLT WITH HOUSE SIDE SHIELD	DSX0_LED_P1_30K_T2S_MVOLT_HS.ies
	B	6	LITHONIA LIGHTING	DSX0 LED P1 30K T2S MVOLT HS	DSX0 LED P1 30K T2S MVOLT WITH HOUSE SIDE SHIELD	DSX0_LED_P1_30K_T2S_MVOLT_HS.ies
	C	3	LITHONIA LIGHTING	DSX0 LED P1 30K T3S MVOLT HS	DSX0 LED P1 30K T3S MVOLT WITH HOUSE SIDE SHIELD	DSX0_LED_P1_30K_T3S_MVOLT_HS.ies
	D	1	LITHONIA LIGHTING	DSX0 LED P1 30K T4M MVOLT HS	DSX0 LED P1 30K T4M MVOLT WITH HOUSE SIDE SHIELD	DSX0_LED_P1_30K_T4M_MVOLT_HS.ies
	E	2	LITHONIA LIGHTING	LIL LED 30K MVOLT	LIL LED WALLPACK (STANDARD)	LIL_LED_30K_MVOLT.ies
EXAMPLE LIGHT FIXTURE DISTRIBUTION						
						
ISOLUX CONTOUR = 0.25 FC						
ISOLUX CONTOUR = 0.5 FC						
ISOLUX CONTOUR = 1.0 FC						
LIGHT FIXTURE						



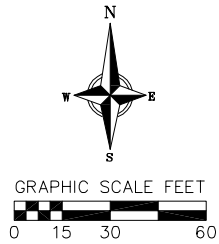


DEMOLITION NOTES:

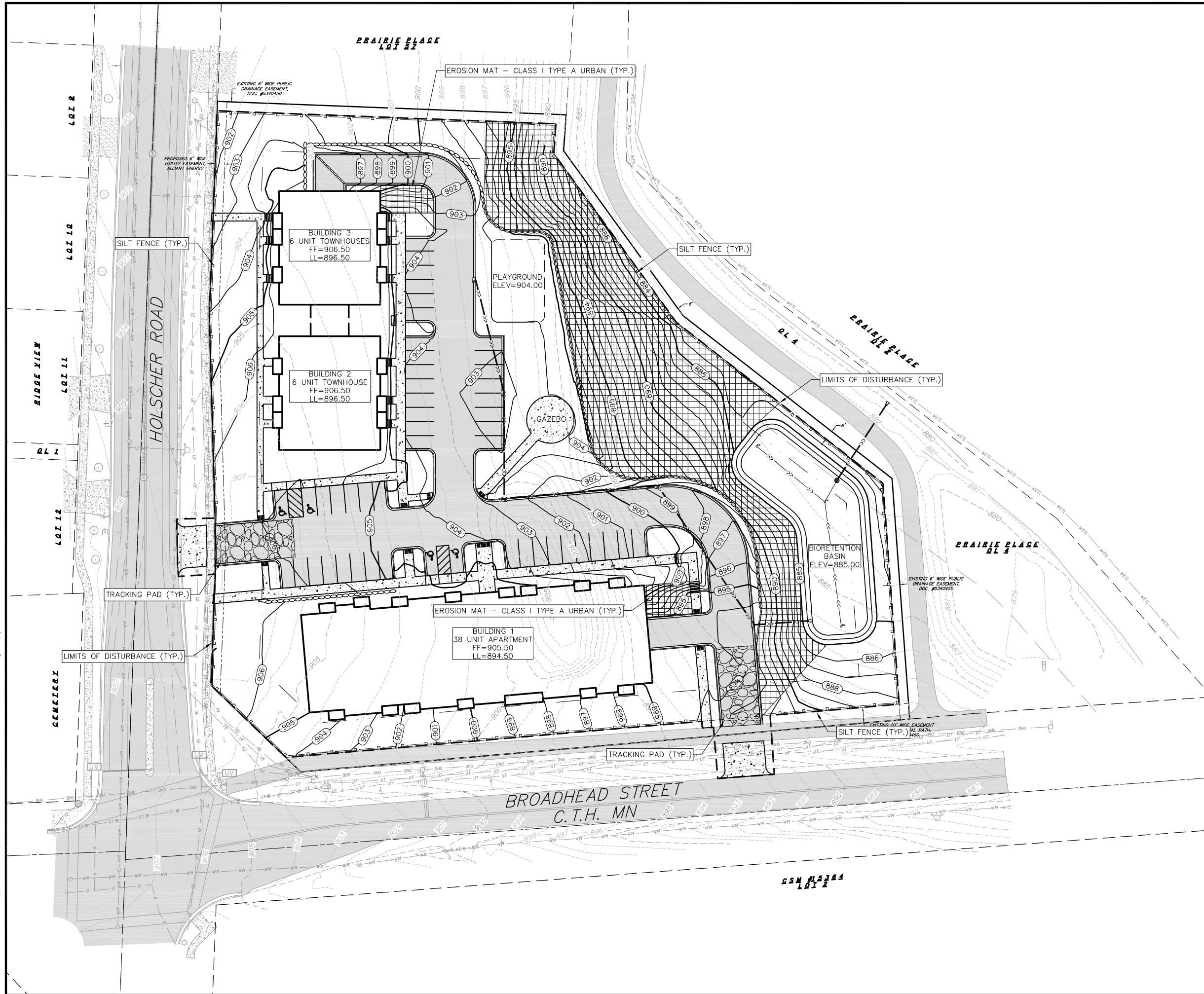
1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
10. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

DEMOLITION PLAN LEGEND

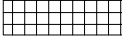
- X—X—X— Curb and Gutter Removal
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- GRAVEL REMOVAL
- ✕ TREE REMOVAL
- SAWCUT
- ✕ UTILITY STRUCTURE REMOVAL
- X—X—X— UTILITY LINE REMOVAL

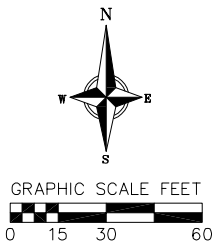


REVISONS	NO.	DATE	REMARKS
DATE	01/05/2021		
DRAFTER	ZDRE		
CHECKED	JZAM		
PROJECT NO.	200396		
C2.0			

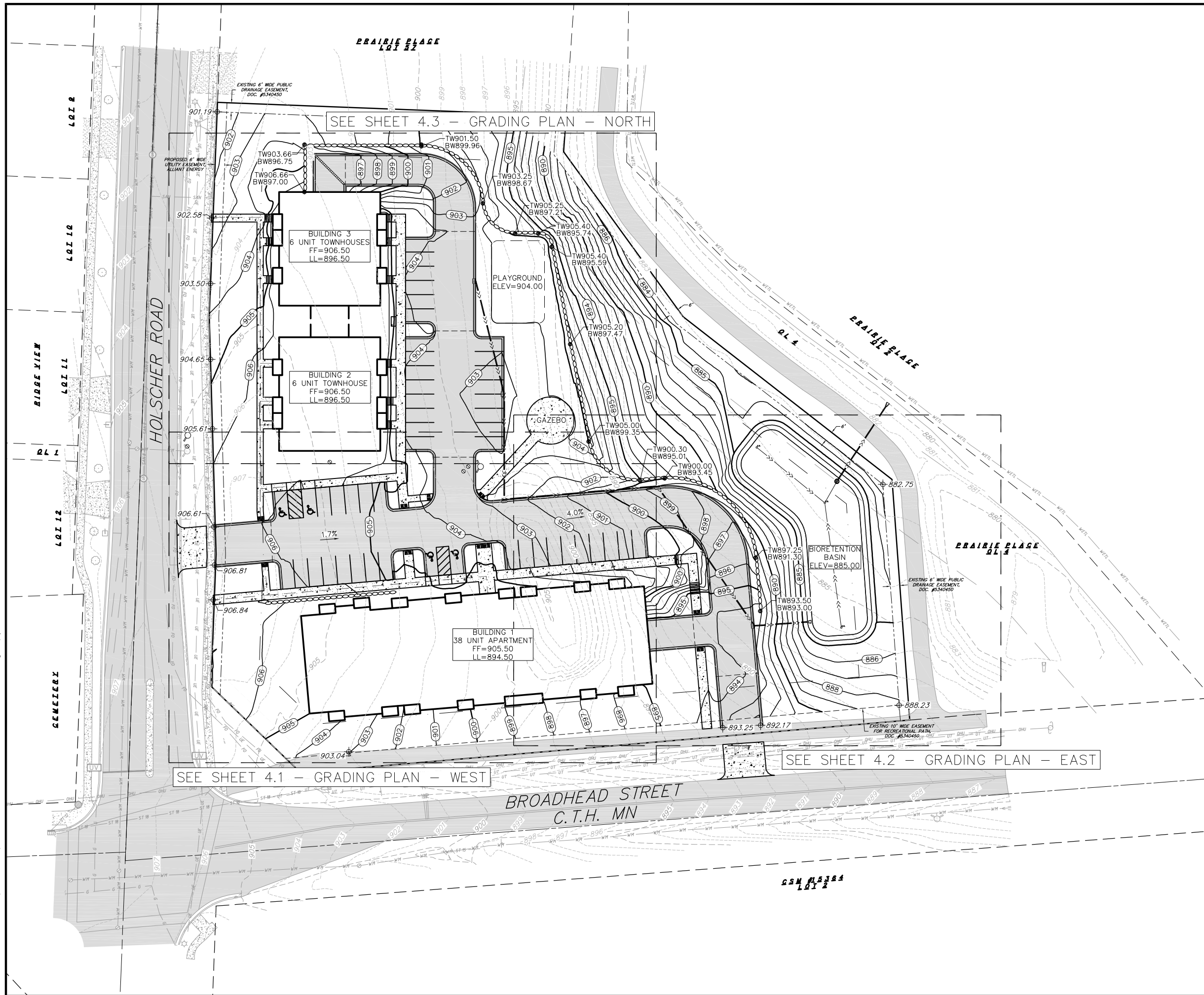


NOTE:
SEE DETAIL SHEETS 6.0 & 6.1 FOR EROSION CONTROL NOTES
AND DETAILS

- | | |
|---|----------------------------------|
|  | EXISTING MAJOR CONTOURS |
|  | EXISTING MINOR CONTOURS |
|  | PROPOSED MAJOR CONTOURS |
|  | PROPOSED MINOR CONTOURS |
|  | DITCH CENTERLINE |
|  | SILT FENCE |
|  | DISTURBED LIMITS |
|  | BERM |
|  | DRAINAGE DIRECTION |
|  | PROPOSED SLOPE ARROWS |
|  | EXISTING SPOT ELEVATIONS |
|  | PROPOSED SPOT ELEVATIONS |
|  | STONE WEEPER |
|  | VELOCITY CHECK |
|  | INLET PROTECTION |
|  | EROSION MAT CLASS 1 TYPE A URBAN |
|  | TRACKING PAD |
|  | RIP RAP |



DATE	01/05/2021	
	DRAFTER	ZDRE
CHECKED	JZAM	
PROJECT NO.	200396	
C3.0		



- GRADING NOTES:**
1. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
 2. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
 3. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
 4. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
 5. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
 6. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
 7. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
 8. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
 9. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
 10. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

GRADING LEGEND

- | | |
|---|--------------------------|
|  | EXISTING MAJOR CONTOURS |
|  | EXISTING MINOR CONTOURS |
|  | PROPOSED MAJOR CONTOURS |
|  | PROPOSED MINOR CONTOURS |
|  | DITCH CENTERLINE |
|  | SILT FENCE |
|  | DISTURBED LIMITS |
|  | BERM |
|  | DRAINAGE DIRECTION |
|  | PROPOSED SLOPE ARROWS |
|  | EXISTING SPOT ELEVATIONS |
|  | PROPOSED SPOT ELEVATIONS |
|  | STONE WEEPER |
|  | VELOCITY CHECK |
|  | INLET PROTECTION |
|  | EROSION MAT CLASS_____ |
|  | EROSION MAT CLASS_____ |
|  | TRACKING PAD |
|  | RIP RAP |

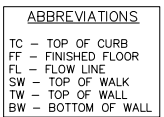
ABBREVIATIONS

TC - TOP OF CURB
FF - FINISHED FLOOR
FL - FLOW LINE
SW - TOP OF WALK
TW - TOP OF WALL
BW - BOTTOM OF WALL



GRAPHIC SCALE FEET

REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS



GRAPHIC SCALE FEET

0 5 10 20

REPORTING			REPORTING		
NO.	DATE	REMARKS	NO.	DATE	REMARKS



04 Jan 2021 - 4:05p M:\Northpointe Development\200396_Prairie Place Lot 56\CADD\200396_Base.dwg by: zdre



vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

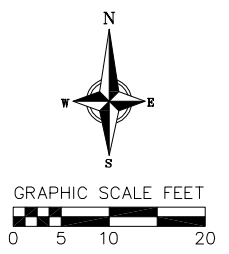
Grading Plan - East
Prairie Place Lot 56
City of McFarland
Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

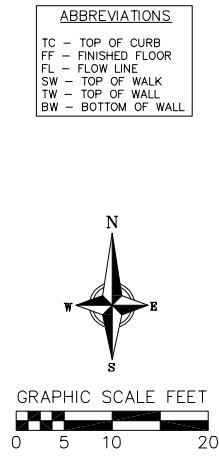
DATE
01/05/2021
DRAFTER
ZDRE
CHECKED
JZAM
PROJECT NO.
200396

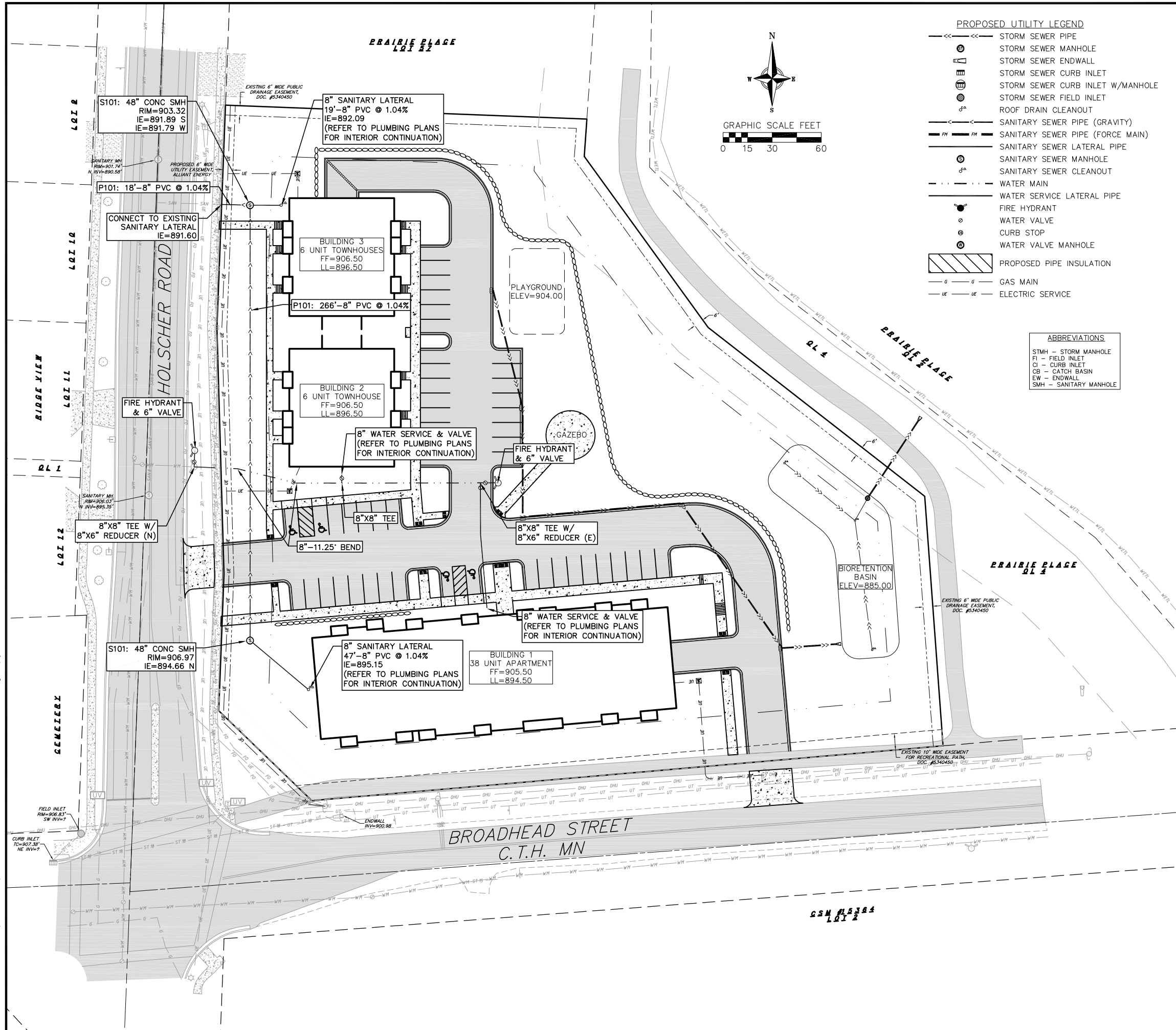
C4.2

ABBREVIATIONS
TC - TOP OF CURB
FF - FINISHED FLOOR
FL - FLOW LINE
SW - TOP OF WALK
TW - TOP OF WALL
BW - BOTTOM OF WALL



DATE		01/05/2021	
DRAFTER		ZDRE	
CHECKED		JZAM	
PROJECT NO.		200396	
C4.3			





PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

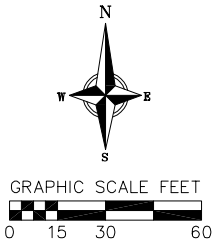
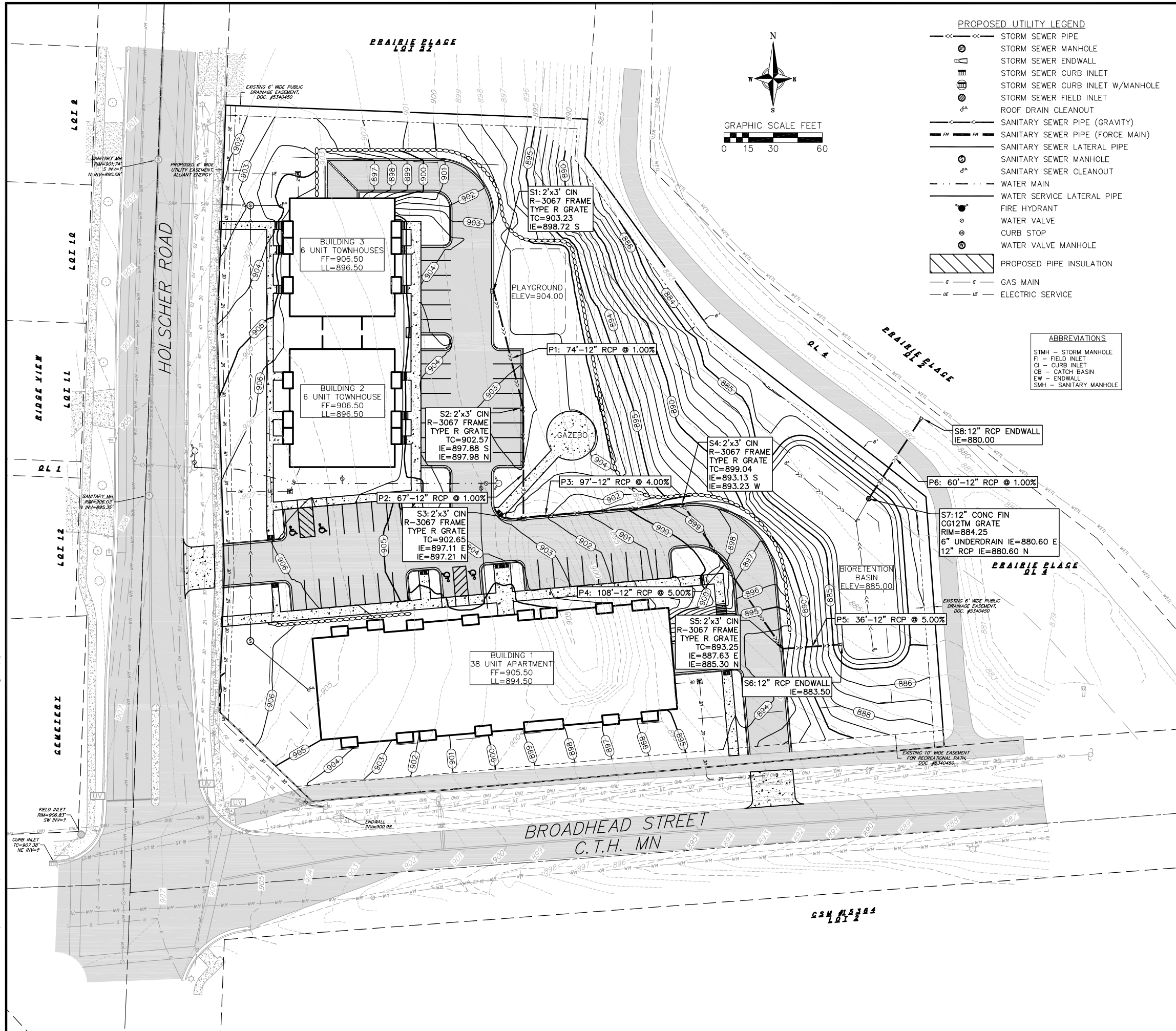
- STMH - STORM MANHOLE
- FI - FIELD INLET
- CI - CURB INLET
- CB - CATCH BASIN
- EW - ENDWALL
- SMH - SANITARY MANHOLE

UTILITY NOTES:

- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
- SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
- FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
- IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
- A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
- PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
- UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
- PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
- NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
- CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 21. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 26.
- CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
- ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
- SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
- INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

REVISIONS	NO.	DATE	REMARKS

DATE	01/05/2021
DRAFTER	ZDRE
CHECKED	JZAM
PROJECT NO.	200396



- PROPOSED UTILITY LEGEND**
- STORM SEWER PIPE
 - STORM SEWER MANHOLE
 - STORM SEWER ENDWALL
 - STORM SEWER CURB INLET
 - STORM SEWER CURB INLET W/MANHOLE
 - STORM SEWER FIELD INLET
 - ROOF DRAIN CLEANOUT
 - SANITARY SEWER PIPE (GRAVITY)
 - SANITARY SEWER PIPE (FORCE MAIN)
 - SANITARY SEWER LATERAL PIPE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - WATER MAIN
 - WATER SERVICE LATERAL PIPE
 - FIRE HYDRANT
 - WATER VALVE
 - CURB STOP
 - WATER VALVE MANHOLE
 - PROPOSED PIPE INSULATION
 - GAS MAIN
 - ELECTRIC SERVICE

- ABBREVIATIONS**
- STMH - STORM MANHOLE
 - FI - FIELD INLET
 - CI - CURB INLET
 - CB - CATCH BASIN
 - EW - ENDWALL
 - SMH - SANITARY MANHOLE

UTILITY NOTES:

1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
3. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
6. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
7. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
8. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
9. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
10. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
11. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
12. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
13. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
14. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
15. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
16. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
17. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
18. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
20. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
21. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
22. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 21. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 26.
23. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
24. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
25. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
26. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

REVISIONS	NO.	DATE	REMARKS

DATE	01/05/2021
DRAFTER	ZDRE
CHECKED	JZAM
PROJECT NO.	200396

PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	INITIAL SIZE	MATURE SIZE	POINT VALUE (SEE PLANT)	TOTAL PLANT VALUE	ROOT	STEM
CANOPY TREES									
AF	<i>Acer x freemanii 'Jefferson'</i>	Autumn Blaze Maple	5	2"	50'	40	200	B&B	
BN	<i>Betula nigra 'Cully'</i>	Heritage River Birch	3	10'	45'	40	120	B&B	dump
GB	<i>Ginkgo biloba</i>	Autumn Gold Ginkgo	11	2"	50'	40	440	B&B	
GT	<i>Gleditsia triacanthos var. inermis 'Skyline'</i>	Skyline Honeylocust	5	2"	45'	40	200	B&B	

LOW DECIDUOUS TREES									
AG	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	6	6'	20'	15	90	B&B	dump
MJ	<i>Malus 'Jewelcole'</i>	Red Jewel Crabapple	11	2"	15'	15	165	B&B	
MR	<i>Malus 'Royal Raindrops'</i>	Royal Raindrops Crabapple	6	2"	15'	15	90	B&B	
SR	<i>Syringa reticulata 'Ivory Silk'</i>	Ivory Silk Japanese Tree Lilac	6	2"	20'	15	90	B&B	

TALL EVERGREEN TREES									
AC	<i>Abies concolor</i>	White Fir	6	6'	40'	30	180	B&B	
PS	<i>Pinus strobus</i>	Eastern White Pine	4	6'	60'	30	120	B&B	

MEDIUM EVERGREEN SHRUBS									
Bg	<i>Buxus x 'Green Velvet'</i>	Green Velvet Boxwood	2	#3	3'	5	10	Cont.	
Rp	<i>Rhododendron 'PJM'</i>	PJM Rhododendron	2	#3	3'	5	10	Cont.	
Pp	<i>Pinus pungens 'Glaucia Globosa'</i>	Globe Blue Spruce	6	#3	3'-5'	5	30	Cont.	
Ti	<i>Taxus x media 'Tauntonii'</i>	Tauntoni Yew	15	#5	3'-4'	5	75	Cont.	

LOW EVERGREEN SHRUBS									
Jc	<i>Juniperus chinensis 'Daub's Frosted'</i>	Daub's Frosted Juniper	2	#3	16"-24"	3	6	Cont.	

TALL DECIDUOUS SHRUBS									
Cc	<i>Cornus sericea 'Cardinal'</i>	Cardinal Red Twigged Dogwood	11	#5	6'-12'	5	55	Cont.	
Vd	<i>Viburnum dentatum</i>	Arrowwood Viburnum	9	#5	6'-12'	5	45	Cont.	

TALL DECIDUOUS SHRUBS									
Vc	<i>Viburnum carlesii 'Koreanspice'</i>	Korean Spice Viburnum	2	#5	6'-8'	3	6	Cont.	

LOW DECIDUOUS SHRUBS									
Am	<i>Aronia melanocarpa 'Morton'</i>	Iroquois Beauty Black Chokeberry	15	#5	3'	1	15	Cont.	
Cs	<i>Cornus sericea 'Isanti'</i>	Isanti Red Twigged Dogwood	2	#5	4'-6'	1	2	Cont.	
Hp	<i>Hydrangea paniculata 'SMHPLQF'</i>	Little Quick Fire Hydrangea	15	#3	3'-4'	1	15	Cont.	
Iv	<i>Ilex virginica 'Sprite'</i>	Little Henry Dwarf Sweetspire	7	#3	3'-4'	1	7	Cont.	
Pp	<i>Physocarpus Opulifolius 'SMPTW'</i>	Tiny Wine Ninebark	10	#3	4'	1	10	Cont.	
Rr	<i>Rosa rugosa 'Hansa'</i>	Hansa Rose	15	#5	4'	1	15	Cont.	
St	<i>Spiraea betulifolia 'Tor'</i>	Tor Birchleaf Spiraea	19	#5	3'	1	19	Cont.	
Sp	<i>Syringa 'SMSJB7'</i>	Dark Purple Bloomerang Lilac	3	#5	4'-6'	1	3	Cont.	
Wt	<i>Weigela florida 'Wine & Roses'</i>	Wine & Roses Weigela	8	#5	4'-6'	1	8	Cont.	

ORNAMENTAL GRASSES & PERENNIALS									
al	<i>Allyrium 'Lady in Red'</i>	Lady in Red Fern	21	#1	24"-36"	0	0	Cont.	
av	<i>Astilbe Chinensis 'Visions'</i>	Visions Astilbe	33	#1	12"-18"	0	0	Cont.	
ca	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	17	#1	4'-6'	0	0	Cont.	
ga	<i>Hemrocallis 'Gong Bananas'</i>	Gong Bananas Daylily	40	#1	18"-24"	0	0	Cont.	
hf	<i>Hosta 'Frances'</i>	Frances Hosta	8	#1	18"-24"	0	0	Cont.	
pa	<i>Perovskia atriplicifolia 'Little Spire'</i>	Little Spire Russian Sage	24	#1	24"-36"	0	0	Cont.	
pv	<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Red Switch Grass	12	#1	24"-36"	0	0	Cont.	
ri	<i>Rudbeckia hirta 'Little's Little Suzy'</i>	Little Suzy Black Eyed Susan	24	#1	18"-24"	0	0	Cont.	
							TOTAL POINTS:	2,035	

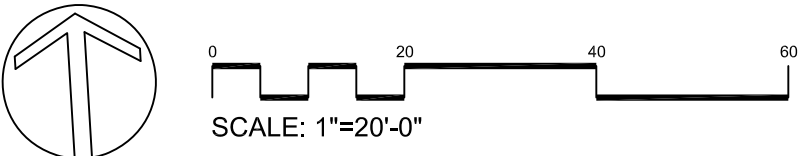
VILLAGE OF MCFARLAND			
LANDSCAPE POINTS REQUIREMENTS FOR R3 ZONING DISTRICT			
	PTS/UNIT	UNITS	SUBTOTAL
PER 100 LINEAR FT OF BUILDING FOUNDATION	50	12.16	608
PER 1000 SQ FT OF GROSS FLOOR AREA	20	23.32	466.4
PER 100 LINEAR FT OF STREET FRONTAGE	50	8.88	444
PER 10,000 SQ FT OF PAVED AREA	100	2,015.5	201.55
	REQUIRED POINTS	1889.95	
SOLUTION			
	NUMBER	POINTS/UNIT	SUBTOTAL
CANOPY TREES	24	40	960
LOW DECIDUOUS TREE	29	15	435
TALL EVERGREEN TREE	10	30	300
MEDIUM EVERGREEN SHRUB	25	5	125
LOW EVERGREEN SHRUB	2	3	6
TALL DECIDUOUS SHRUB	20	5	100
MEDIUM DECIDUOUS SHRUB	2	3	6
LOW DECIDUOUS SHRUB	103	1	103
	TOTAL POINTS		2035

GENERAL NOTES:

- WASHED STONE TO BE 1.5" CAPITOL WASHED WITH WEED BARRIER FABRIC.
- BED EDGING TO BE DIMEX EDGEPRO OR EQUIVALENT
- INDIVIDUAL TREE AND SHRUB GROUPINGS IN LAWN AREAS TO HAVE BROWN DYED WOOD MULCH RINGS
- SEE CIVIL PLANS FOR BIORETENTION AREA DETAILS

LANDSCAPE SYMBOLS

- Quarried stone or modular block retaining walls - see civil plans for details
- Washed Stone over fabric weed barrier / Landscape Edging
- Fine grade, grass seed, straw mat erosion netting



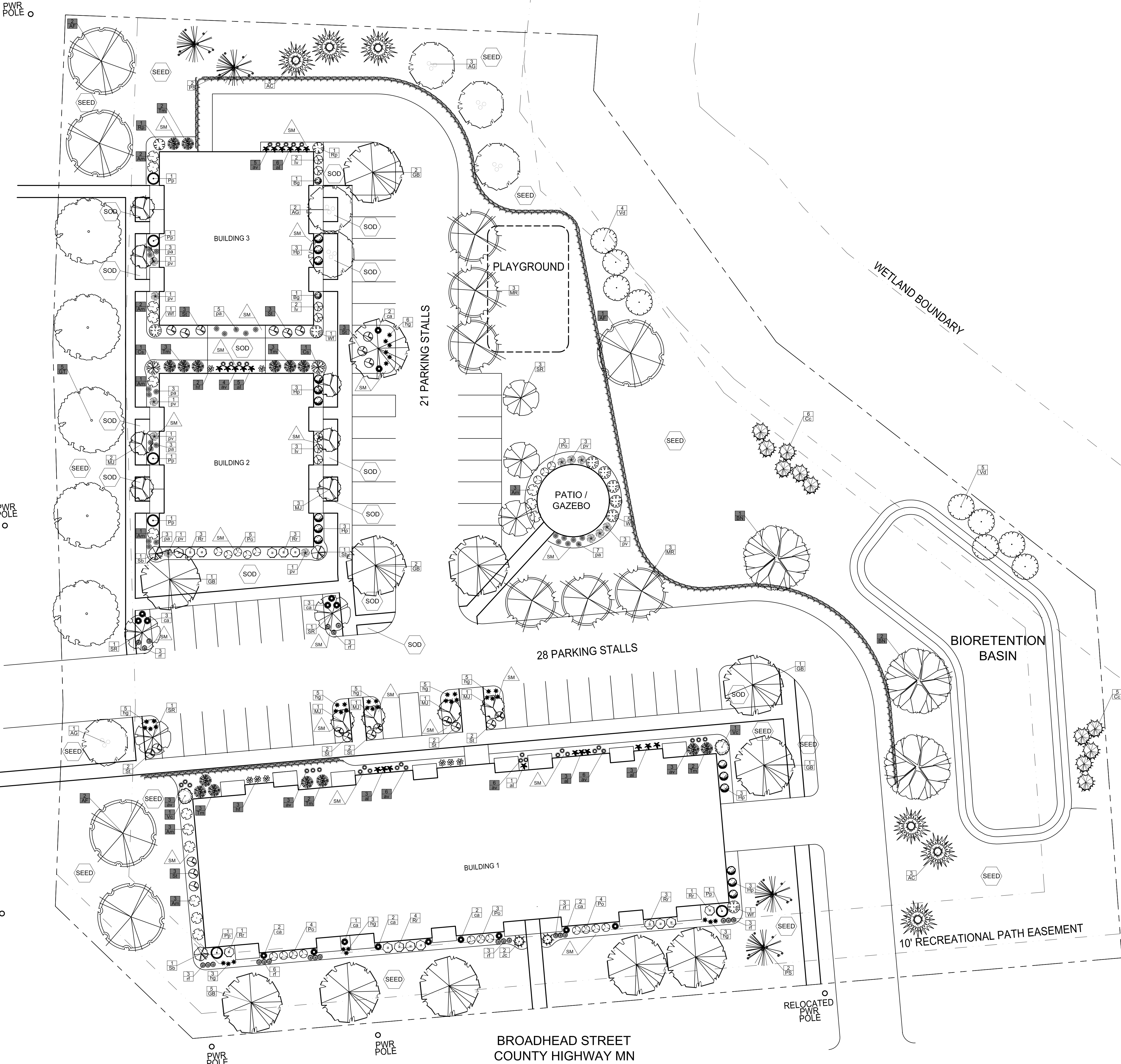
PWR POLE

PWR POLE

HOLSCHER ROAD

PWR POLE

PWR POLE



BROADHEAD STREET
COUNTY HIGHWAY MN

**OLSON TOON
LANDSCAPING**

3570 Pioneer Road
Verona, WI 53593
PH: (608) 827-9401
FAX: (608) 827-9402
WEB: www.olsontoon.com

NORTHPOINTE DEVELOPMENT - MCFARLAND
Broadhead Street
McFarland, WI

Date: December 17, 2020
Scale: 1" = 20'
Designer: kms
Job #

Seal:
To protect against legal liability,
the plans presented herein are
"schematic," and should not be
outsourced as "biddable" or
"construction documents" unless
approved by the Landscape
Designer. This is not an original
document unless stamped in
red, as ORIGINAL.

Revisions:
2021-01-04 kms

L1.0
Reference Name:
Northpointe Development



1 APT - NORTH ELEVATION
A-2.1 1/8" = 1'-0"



2 APT - EAST ELEVATION
A-2.1 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
BUILDING ELEMENT		MANUFACTURER	COLOR
1	6" COMPOSITE SIDING	JAMES HARDIE	GRAY SLATE
	COMPOSITE TRIM		MATCH ADJ.
2	BOARD AND BATTON	JAMES HARDIE	AGED PEWTER
	COMPOSITE TRIM		MATCH ADJ.
3	COMPOSITE PANEL	JAMES HARDIE	NIGHT GRAY
4	BRICK VENEER	CLOUD CERAMICS	CORONADO GRAY - MODULAR - VELOUR
5	COMPOSITE WINDOWS	TBD	BLACK
6	ALUM. STOREFRONT	TBD	BLACK
7	METAL DOORS/FRAMES	TBD	MATCH ADJ.
	CAST STONE SILLS & BANDS	ROCKCAST	RIESLING
8	RAILINGS	TBD	BLACK
9	ASPHALT SHINGLES	TBD	BLACK



1 APT - SOUTH ELEVATION
A-2.2 1/8" = 1'-0"



2 APT - WEST ELEVATION
A-2.2 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
BUILDING ELEMENT	MANUFACTURER		COLOR
1	6" COMPOSITE SIDING	JAMES HARDIE	GRAY SLATE
	COMPOSITE TRIM		MATCH ADJ.
2	BOARD AND BATTON	JAMES HARDIE	AGED PEWTER
	COMPOSITE TRIM		MATCH ADJ.
3	COMPOSITE PANEL	JAMES HARDIE	NIGHT GRAY
4	BRICK VENEER	CLOUD CERAMICS	CORONADO GRAY - MODULAR - VELOUR
5	COMPOSITE WINDOWS	TBD	BLACK
6	ALUM. STOREFRONT	TBD	BLACK
7	METAL DOORS/FRAMES	TBD	MATCH ADJ.
	CAST STONE SILLS & BANDS	ROCKCAST	RIESLING
8	RAILINGS	TBD	BLACK
9	ASPHALT SHINGLES	TBD	BLACK



1 TH - EAST ELEVATION
A-2.3 1/8" = 1'-0"



3 TH - NORTH ELEVATION
A-2.3 1/8" = 1'-0"



2 TH - SOUTH ELEVATION
A-2.3 1/8" = 1'-0"



4 TH - WEST ELEVATION
A-2.3 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
1 6" COMPOSITE SIDING	JAMES HARDIE	GRAY SLATE
COMPOSITE TRIM		MATCH ADJ.
2 BOARD AND BATTON	JAMES HARDIE	AGED PEWTER
COMPOSITE TRIM		MATCH ADJ.
3 COMPOSITE PANEL	JAMES HARDIE	NIGHT GRAY
4 BRICK VENEER	CLOUD CERAMICS	CORONADO GRAY - MODULAR - VELOUR
5 COMPOSITE WINDOWS	TBD	BLACK
6 ALUM. STOREFRONT	TBD	BLACK
7 METAL DOORS/FRAMES	TBD	MATCH ADJ.
CAST STONE SILLS & BANDS	ROCKCAST	RIESLING
8 RAILINGS	TBD	BLACK
9 ASPHALT SHINGLES	TBD	BLACK



1 APT - NORTH ELEVATION COLOR
1/8" = 1'-0"



2 APT - EAST ELEVATION COLOR
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
BUILDING ELEMENT	MANUFACTURER	COLOR	
1 6" COMPOSITE SIDING	JAMES HARDIE	GRAY SLATE	
COMPOSITE TRIM		MATCH ADJ.	
2 BOARD AND BATTON	JAMES HARDIE	AGED PEWTER	
COMPOSITE TRIM		MATCH ADJ.	
3 COMPOSITE PANEL	JAMES HARDIE	NIGHT GRAY	
4 BRICK VENEER	CLOUD CERAMICS	CORONADO GRAY - MODULAR - VELOUR	
5 COMPOSITE WINDOWS	TBD	BLACK	
ALUM. STOREFRONT	TBD	BLACK	
7 METAL DOORS/FRAMES	TBD	MATCH ADJ.	
CAST STONE SILLS & BANDS	ROCKCAST	RIESLING	
8 RAILINGS	TBD	BLACK	
9 ASPHALT SHINGLES	TBD	BLACK	



knothe & bruce
ARCHITECTS

Phone: 608.836.3690 7601 University Ave. #201
Middleton, WI 53562

KEY PLAN

ISSUED

PROJECT TITLE
NORTHPOINTE
DEVELOPMENT

BROADHEAD
STREET
MCFARLAND, WI
SHEET TITLE
EXTERIOR
ELEVATIONS
COLOR

SHEET NUMBER

A-2.5

PROJECT NUMBER 2024

© Knothe & Bruce Architects, LLC



1 APT - SOUTH ELEVATION COLOR
A-2.5 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
BUILDING ELEMENT	MANUFACTURER	COLOR	
1	6" COMPOSITE SIDING	JAMES HARDIE	GRAY SLATE
	COMPOSITE TRIM		MATCH ADJ.
2	BOARD AND BATTON	JAMES HARDIE	AGED PEWTER
	COMPOSITE TRIM		MATCH ADJ.
3	COMPOSITE PANEL	JAMES HARDIE	NIGHT GRAY
4	BRICK VENEER	CLOUD CERAMICS	CORONADO GRAY - MODULAR - VELOUR
5	COMPOSITE WINDOWS	TBD	BLACK
6	ALUM. STOREFRONT	TBD	BLACK
7	METAL DOORS/FRAMES	TBD	MATCH ADJ.
	CAST STONE SILLS & BANDS	ROCKCAST	RIESLING
8	RAILINGS	TBD	BLACK
9	ASPHALT SHINGLES	TBD	BLACK



1 TH - EAST ELEVATION COLOR
A-2.6 1/8" = 1'-0"



3 TH - NORTH ELEVATION COLOR
A-2.6 1/8" = 1'-0"



2 TH - SOUTH ELEVATION COLOR
A-2.6 1/8" = 1'-0"



4 TH - WEST ELEVATION COLOR
A-2.6 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
1 6" COMPOSITE SIDING	JAMES HARDIE	GRAY SLATE
COMPOSITE TRIM		MATCH ADJ.
TRIM	JAMES HARDIE	AGED PEWTER
TRIM		MATCH ADJ.
TRIM	JAMES HARDIE	NIGHT GRAY
TRIM	CLOUD CERAMICS	CORONADO GRAY - MODULAR - VELOUR
TRIM	TBD	BLACK
TRIM	TBD	BLACK
TRIM	TBD	MATCH ADJ.
TRIM	ROCKCAST	RIESLING
TRIM	TBD	BLACK
TRIM	TBD	BLACK







Andrew Bremer

From: William Cogger <i422twains@earthlink.net>
Sent: Monday, February 1, 2021 4:51 PM
To: Community Development
Subject: Lot 56 Parking

Potential Parking Problems at Lot 56 Subdivision

For the Lot 56 Subdivision, a total of 49 units are planned. The units can have a varied number of people living in them, one or more but for this analysis; an assumption will be made that each unit will have two people living in each unit. An addition assumption will be made that each of the 98 people living in the units will have a vehicle – total of 98 parking spaces will be needed.

The site plan provided shows the Lot 56 Subdivision has a total of 106 parking spaces for the entire complex. Of those, 4 are shown to be handicapped parking space. The remaining 102 parking spaces can handle the 98 vehicles for the residents. However, the 4 vehicle-free spaces are all that is left for tradesmen's vehicle making service calls or potential visitors.

This lack of space for parking of vehicles in the complex will cause people to search for other locations for the parking of their vehicles. The two most likely locations will be on the shoulders of both Broadhead Street and Holscher Road. Holscher Road does have a shoulder which can permit the parking of vehicles but Broadhead Street does not.

Broadhead Street should have "No Parking at Any Time" signs placed on both sides of the road for safety reasons. The signs should start at Holscher Road and proceed eastward to several hundred feet east of North Peninsula Way. The shoulder in that area of Broadhead Street is small/nonexistent and the speed limit in that area is 45 mph. People enter/exiting vehicles close to the road with vehicles traveling at 45 mph represents safety concerns. Also vehicles which are entering or stopping on the road way for parking, is another safety concern. A future fire station is planned and I doubt the firemen driving large fire trucks would want to maneuver around/through parked vehicles on Broadhead Street.

I would like to see that the desired No Parking signs be installed immediately along both side of Broadhead Street.

William Cogger

February 12, 2021

Mr. Andrew Bremer, AICP
Community & Economic Development Director
Village of McFarland
5915 Milwaukee Street
P.O. Box 110
McFarland, WI 53558

Subject: North Pointe Development / Lot 56 of Prairie Place – Updated Site Plan
Submittal Review

Dear Andrew:

We have received the proposed site plan dated January 4, 2021 for a proposed multi-family residential development at the northeast corner of CTH MN and Holscher Road. The submittal has been reviewed from a public works perspective by myself and Village staff. Our comments are combined and shown below, organized by sheet:

1. General

- a. The layout provides access to both Holscher Road and CTH MN. Heavy construction traffic (equipment and material delivery, dump trucks, etc.) should utilize only CTH MN to reduce wear on Holscher Road.
- b. There are some references to “City” on the plans that should be changed to “Village”.
- c. Prior to the Village issuing a building permit, the stormwater management report must be submitted and approved by the Village to demonstrate that the proposed best management practices shown on the site satisfy the Village ordinance. The proposed disturbance limits and impervious areas do satisfy the necessary setbacks from the adjacent wetlands.

2. Sheet C2.0

- a. The developer will need to provide the Dane County Highway Department approval for the proposed driveway along CTH MN before issuing a Village building permit. The roadway is under County jurisdiction until November 1, 2021.
- b. The pavement markings near the Holscher Road driveway must be modified to adjust where the parking lane begins. As currently proposed, the new driveway interrupts the start of the painted parking

lane. The existing markings should be ground off, with the new parking lane “start” to begin 15 feet north of the new driveway. The work should be specifically approved by the Village prior to execution by the Developer.

3. Sheet C3.0

- a. The bio-retention basin discharge piping will require replacement of a length of multi-use path. Any temporary closures should be coordinated with the Village, and repairs to the path must be specifically approved by the Village Director of Public Works or Engineer.
- b. The gazebo and playground area are located on the higher level of an adjacent 6-foot to 9-foot tall retaining wall. Section 62-227 of Village code requires such a wall be terraced to reduce any particular wall to 6 feet with a 3 foot minimum terrace between walls. We strongly recommend a fence/guardrail be placed in this area, given the high use by pedestrians and children.

4. Sheet C5.0

- a. An additional valve is needed on the west leg of the new hydrant tee. Acceptance of this work by the Village Director of Public Works is required prior to issuing occupancy permits.

Please feel free to contact us with any questions or comments regarding this review. We will plan on attending the February 15 virtual Plan Commission meeting and can also answer any questions that come up then.

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.



Brian R. Berquist, P.E.
President

cc: Mr. Jim Hessling, Director of Public Works, Village of McFarland (5915 Milwaukee Street, P.O. Box 110, McFarland, WI 53558)

Mr. Matthew Schuenke, Administrator, Village of McFarland (5915 Milwaukee Street, P.O. Box 110, McFarland, WI 53558)

BRB:sai

J:\JOB#S\McFarland\MC-179 Prairie Place Lot 56\Admin\Review Letter 3.docx



McFarland Fire & Rescue Department

5915 Milwaukee Street • PO Box 110 • McFarland, WI 53558-0110

(608) 838-3278 • Fax: (608) 838-3619

Emergency: 911

February 5, 2021

Andrew Bremer, AICP
Community & Economic Development Director
5915 Milwaukee St.
McFarland, WI 53558

RE: Northpointe Lot 56 Prairie Place CUP & Site Design - Staff Review

Dear Andrew,

I have reviewed the proposed site development on the property on the Northpointe Lot 56 Prairie Place at the corner of Broadhead Street and Holscher Road.

In the current proposal, the driving surface width does meet the International Fire Code (IFC)- 2015 Edition-Appendix D, however the area on the north of this lot does not meet the IFC-2015 Appendix D for apparatus turn-around requirements. Those requirement choices are a hammerhead, cul-de-sac, or a "Y" turn and the specifications for each are within the IFC-2015 Appendix D.

This review is based on compliance with the International Building Code (IBC)- 2015 Edition, section 420, all buildings within the proposed development having fire sprinkler and fire alarm protection.

The following will also be required for conditional approval:

1. All new commercial or multi-residential properties will require a Knox Box to be installed.
2. McFarland Fire & Rescue is a Delegated Agency of the Department of Safety and Professional Services (DSPS). Therefore, all fire protection systems plans (fire alarm and sprinkler) shall be submitted for approval to the McFarland Fire & Rescue along with a completed application and corresponding fees.

3. A Fire Prevention Inspection will take place upon building construction completion and building occupancy permit issued
McFarland Fire & Rescue would request electronic floor plans of the building if available.

The McFarland Fire & Rescue would like to offer having a meeting with the project engineers and project developer to address any issues in regards to the fire protection systems and fire hydrant requirements. The goal would be to attempt to achieve an agreement that addresses the concerns of the fire department yet allowing the developer to meet their project objectives.

If you have any questions regarding the above, please contact me via phone at 608-838-3278 or via email at mitchell.sutter@mcfarland.wi.us

Sincerely,

A handwritten signature in black ink that reads "Mitchell Sutter". The signature is written in a cursive, flowing style.

Mitchell Sutter
Fire Inspector/Public Education Specialist

Cc: Chris Dennis, Fire & EMS Chief (McFarland Fire & Rescue Department)



McFarland Fire & Rescue Department

5915 Milwaukee Street • PO Box 110 • McFarland, WI 53558-0110

(608) 838-3278 • Fax: (608) 838-3619

Emergency: 911

MEMORANDUM

September 16, 2020

Andrew Bremer, AICP
Community & Economic Development Director

RE: Holscher Road Developments and EMS/Fire Services

I am writing for a follow up from our discussion about concerns on the developments along Holscher Road being presented as 55 and older developments. The addition of more units and older residents does often add additional requests for service for EMS and fire. In February of 2019, the Village Board accepted the Public Safety Analysis (PSA) prepared by RW Management. The PSA outline some deficiencies in the facility and supervisory staff with an indication that more staffing will be required in the future. The PSA based the recommendations and deficiencies on the projected growth, including a sign that a more extensive retirement or nursing facility would be located near County AB and County MN. The RW Management Team was also appraised that a desire to increase senior housing and affordable housing existed in McFarland.

In 2020 the Village Board approved the filling of the Administrative Captain position and the sixth 24 hour EMTs. The result is the staffing has improved for the Fire & Rescue Department since 2018, and while more staff will be required, that staff is in the supervisory role as the highest priority. The additional requests for service caused by the developments (as submitted) would not cause undue burden for the Fire & Rescue Department. The Fire & Rescue Department will continue to need to work with the Village Board on the implementation of the PSA over the next several years, regardless of the developments.

Sincerely,

Christopher C. Dennis, Chief
Fire & Rescue Department
Village of McFarland

VILLAGE OF McFarland

Police Department



5915 Milwaukee St, McFarland, WI 53558 | 608.838.3151 | www.mcfarland.wi.us/police

January 28, 2021

To: Andrew Bremer

From: Interim Chief Brian Redman

Re: Review of Northpointe Lot 56 Prairie Place CUP & Site Design

Andrew,

I have reviewed the current and previous plan material reference the Northpointe Lot 56 Prairie Place building project.

After review, I do not believe there are any issues with the site plan or design that effect police services or safety in the area. I was also asked to comment on the potential for an increase in calls for service as a direct result of the size of this project. I believe the Police Department could handle any increase in calls for service, directly related to this project, and the increase in population to the area.

The Police Department will monitor any increase in traffic and traffic safety issues for the area and make the necessary change or improvement recommendations if needed in the future.

Please let me know if you have any questions or comments.

Thank you,

A handwritten signature in blue ink that reads "Brian Redman".

Brian Redman
Interim Chief of Police



PHASE I: ICE MEMORANDUM

To: Village of McFarland
From: Lee Gibbs, PE, PTOE
Date: 7/23/2020
RE: Traffic Impact Analysis (TIA)
Broadhead Street and Holscher Road
Village of McFarland
Dane County

Project Description:

This intersection is a four-legged intersection located on the periphery of the Village of McFarland. Broadhead Street (also known as County MN and running east-west) serves as the major street and Holscher Road (running north-south) serves as the minor street with all movements from Holscher Road under stop control. Exclusive left-turn lanes are provided on both approaches of Holscher Road and an exclusive right-turn lane is provided on the west leg of Broadhead Street. Bike lanes and sidewalks are provided on the north, south, and west intersection legs while crosswalks are provided on all intersection legs. A multi-use path runs on the north side of the east intersection leg.

Several developments are proposed in the immediate vicinity of the intersection: a residential development of 80 dwelling units, a residential development of 32 units, and a new Village public safety building. These sites, in addition to long-range Village growth east of the study intersection, will increase traffic volumes at this location. This condition, coupled with existing concerns of stop-sign noncompliance on Holscher Road and upcoming reconstruction of Broadhead Street east of Holscher Road, has introduced consideration of evaluating the existing intersection control and to investigate potential intersection control improvements.

Description of Alternatives:

The following intersection control was investigated:

- Two-way stop-control (TWSC) – existing condition
- All-way stop-control (AWSC)
- Traffic signal control
- Roundabout control

Safety Considerations:

Observed Crash History Years: 2015 through 2019

Crash Type	Fatal	Injury A	Injury B	Injury C	KABC	PDO	Total
Fixed Object	0	0	0	0	0	2	2
Angle	0	0	0	1	1	0	1
Total	0	0	0	1	1	2	3

Injury A: crash resulting in incapacitating injury

Injury B: crash resulting in non-incapacitating injury

Injury C: crash resulting in minor injury

KABC: sum of fatal and injury crashes

PDO: property damage only crashes



PHASE I: ICE MEMORANDUM

Crash Trends: No crash trends identified in observed crash history

Contributing Factors: One PDO crash was alcohol-related; the other PDO crash occurred in a work zone

Operational Considerations:

Peak period (6-9a and 3-6p) intersection turning movement counts were collected at the intersection in July 2020. Due to the COVID-19 pandemic altering traffic patterns, the collected traffic data was adjusted using historical counts in the area to project more representative (i.e. pre COVID-19) traffic conditions. Year 2009 and 2018 traffic counts along County MN (east of the study intersection) were reviewed to generate an average annual growth rate (AAGR) for the roadway. This AAGR was projected to extrapolate Year 2020 traffic volumes at this count site. The extrapolated count data was compared to observed intersection counts at Broadhead / Holscher and intersection volumes were increased to reflect the extrapolated data. Observed turning movement proportions for each intersection approach were used to apply the increase in traffic volumes to each turning movement at the intersection. This process produced the existing-year intersection turning movement volumes used for analysis purposes.

Existing (Year 2020) and future-year (Year 2030) traffic conditions were evaluated. Background growth (2 percent per year), site traffic from adjacent properties, and site traffic from long-range growth areas were included in the future-year conditions. The Highway Capacity Manual (HCM) module of Synchro11 was used to develop measures of effectiveness (MOEs) for all traffic operations analysis scenarios. The results can be found below:

Year: 2020	Existing Conditions (TWSC)											
AM Peak	EB			WB			NB			SB		
	L/T	-	R	-	All	-	L	-	T/R	L	-	T/R
# Lanes	1		1		1		1		1	1		1
LOS	A		A		A		B		B	B		B
Delay (s)	7.6		0.0		7.5		11.6		12.1	13.2		10.3
v/c	0.02		0.00		0.01		0.05		0.19	0.10		0.08
Queue (ft.)	5		0		0		5		20	10		10
Storage (ft.)			100				100			100		
PM Peak	EB			WB			NB			SB		
	L/T	-	R	-	All	-	L	-	T/R	L	-	T/R
# Lanes	1		1		1		1		1	1		1
LOS	A		A		A		B		B	B		B
Delay (s)	7.5		0.0		7.5		11.7		11.0	12.1		11.2
v/c	0.02		0.00		0.01		0.04		0.10	0.08		0.12
Queue (ft.)	5		0		0		5		10	5		10
Storage (ft.)			100				100			100		
Additional Information												



PHASE I: ICE MEMORANDUM

Year: 2030

Future No-Build Conditions

AM Peak	EB			WB			NB			SB		
	L/T	-	R	L/T	-	R	L	-	T/R	L	-	T/R
# Lanes	1		1	1		1	1		1	1		1
LOS	A		A	A		A	B		B	B		B
Delay (s)	7.6		0.0	7.5		0.0	11.6		12.1	12.6		10.0
v/c	0.02		0.00	0.01		0.00	0.05		0.19	0.09		0.07
Queue (ft.)	5		0	0		0	5		20	10		5
Storage (ft.)			100			100	100			100		
PM Peak	EB			WB			NB			SB		
	L/T	-	R	L/T	-	R	L	-	T/R	L	-	T/R
# Lanes	1		1	1		1	1		1	1		1
LOS	A		A	A		A	B		B	B		B
Delay (s)	7.5		0.0	7.5		0.0	11.7		11.0	11.9		11.1
v/c	0.02		0.00	0.01		0.00	0.04		0.10	0.07		0.12
Queue (ft.)	5		0	0		0	5		10	5		10
Storage (ft.)			100			100	100			100		

Additional Information

As part of the Broadhead Street reconstruction, the WB approach will be reconstructed to provide a through/left-turn lane and an exclusive right-turn lane. This update is reflected in this, and other relevant, future-year alternatives.

Year: 2030

Future Build Conditions (AWSC Alternative)

AM Peak	EB			WB			NB			SB		
	L/T	-	R	L/T	-	R	L	-	T/R	L	-	T/R
# Lanes	1		1	1		1	1		1	1		1
LOS	B		A	B		A	B		B	B		B
Delay (s)	11.4		8.7	14.2		9.7	10.3		11.5	11.0		10.0
v/c	0.26		0.07	0.47		0.24	0.07		0.28	0.14		0.15
Queue (ft.)	25		5	65		20	5		30	15		15
Storage (ft.)			100			100	100			100		
PM Peak	EB			WB			NB			SB		
	L/T	-	R	L/T	-	R	L	-	T/R	L	-	T/R
# Lanes	1		1	1		1	1		1	1		1
LOS	B		A	B		A	B		B	B		B
Delay (s)	13.9		8.7	13.0		8.7	10.5		10.8	11.5		10.5
v/c	0.45		0.09	0.39		0.08	0.07		0.21	0.20		0.19
Queue (ft.)	60		10	45		10	5		20	20		20
Storage (ft.)			100			100	100			100		

Additional Information

Per guidance in Section 2B.07 of the Manual of Uniform Traffic Control Devices (MUTCD), Year 2030 AM and PM projected peak-hour volumes at this intersection would meet minimum volume thresholds for AWSC consideration to implement. Year 2020 volumes would not meet these thresholds.



PHASE I: ICE MEMORANDUM

Year: 2030	Future Build Conditions (Traffic Signal Alternative)											
AM Peak	EB			WB			NB			SB		
	L/T	-	R	L/T	-	R	L	-	T/R	L	-	T/R
# Lanes	1		1	1		1	1		1	1		1
LOS	A		A	A		A	A		A	A		A
Delay (s)	5.0		4.7	5.6		5.4	7.2		7.4	8.0		6.9
v/c	0.18		0.08	0.35		0.32	0.06		0.39	0.13		0.24
Queue (ft.)	10		5	20		10	5		20	10		10
Storage (ft.)			100			100	100			100		
PM Peak	EB			WB			NB			SB		
	L/T	-	R	L/T	-	R	L	-	T/R	L	-	T/R
# Lanes	1		1	1		1	1		1	1		1
LOS	A		A	A		A	A		A	A		A
Delay (s)	5.8		5.1	5.6		5.0	6.8		6.6	7.4		6.5
v/c	0.34		0.13	0.29		0.10	0.06		0.29	0.17		0.26
Queue (ft.)	20		5	15		5	5		10	10		10
Storage (ft.)			100			100	100			100		
Additional Information	Per Section 4C of the MUTCD, Year 2030 AM and PM peak-hour volumes would not meet minimum volume thresholds for traffic signal consideration to implement.											

Year: 2030	Future Build Conditions (Roundabout Alternative)											
AM Peak	EB			WB			NB			SB		
	-	All	-	-	All	-	-	All	-	-	All	-
# Lanes		1			1			1			1	
LOS		A			A			A			A	
Delay (s)		4.8			8.4			5.0			5.3	
v/c		0.17			0.43			0.18			0.16	
Queue (ft.)		25			50			25			25	
Storage (ft.)												
PM Peak	EB			WB			NB			SB		
	-	All	-	-	All	-	-	All	-	-	All	-
# Lanes		1			1			1			1	
LOS		A			A			A			A	
Delay (s)		6.4			5.5			5.5			5.5	
v/c		0.30			0.25			0.17			0.21	
Queue (ft.)		25			25			25			25	
Storage (ft.)												
Additional Information												



Other Considerations:

A cemetery is located in the northwest quadrant of the intersection. A public safety center – with firehouse – is proposed in the southeast quadrant; it is anticipated that emergency vehicles will exit onto Broadhead Street.

Feasibility of Alternatives:

The TWSC, AWSC, and traffic signal alternatives can be implemented with minimal impacts to the surrounding areas; the roundabout alternative may require right of way acquisition and/or roadway realignment due to sensitive land uses adjacent to the intersection.

Conclusion:

All alternatives maintain adequate (LOS C or better) traffic operations during Year 2030 peak traffic periods. Due to existing land uses, the roundabout alternative may require right of way acquisition and realignment of roadway approaches; therefore, the roundabout alternative should not be considered a feasible alternative for consideration.

Due to the low traffic volumes currently at the intersection, the intersection should maintain TWSC upon reconstruction of the east leg of Broadhead Street. Traffic conditions should be monitored at this intersection as development occurs to determine when AWSC should be implemented (see attachment for volume thresholds for AWSC consideration). It is unlikely that traffic volumes will meet minimum thresholds to warrant traffic signalization; therefore, traffic signal control is not recommended at this time (see attachment for volume thresholds for traffic signal consideration).

Attachments:

Intersection turning movement counts collected in July 2020
Crash Diagram
Intersection Traffic Operations Analysis Worksheets
Section 2B.07 of MUTCD (AWSC volume thresholds)
Section 4C of MUTCD (traffic signal volume thresholds)

Intersection Traffic Volume Report

Count Basics		Version 2013.J4.1	Page 1 of 11
Start Date:	Thursday, July 9, 2020	Weekday	Schools Not in Session
Total Number of Hours Counted:	6	Non-Holiday	No Special Events

Base Information, Observed (6) Hour and Estimated (24) Hour Volume Summaries

Intersection of: **Holscher Road and Broadhead Street**



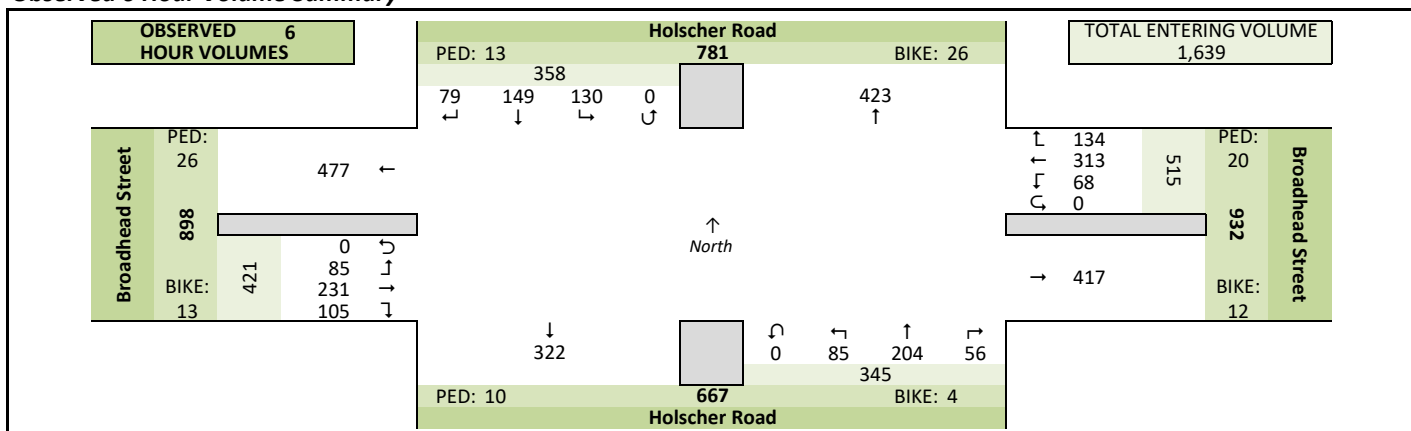
Site Information

Municipality	McFarland		
County	Dane	WisDOT Region	SW-M
Traffic Control	Partial Stop Control		
Roadway Names		North Direction	↑
North Leg	Holscher Road		
East Leg	Broadhead Street		
South Leg	Holscher Road		
West Leg	Broadhead Street		
Special Considerations			
Schools	Not in Session		
Holidays	None		
Special Events	None		
Special Pedestrians Observed			
	Pre-school children	None	
	Elementry school age children	None	
	Visually impaired (white cane/helper dog)	None	
	Elderly/disabled (except wheelchairs)	None	
	Wheelchairs/electric scooters	None	
Other (describe)		None	None

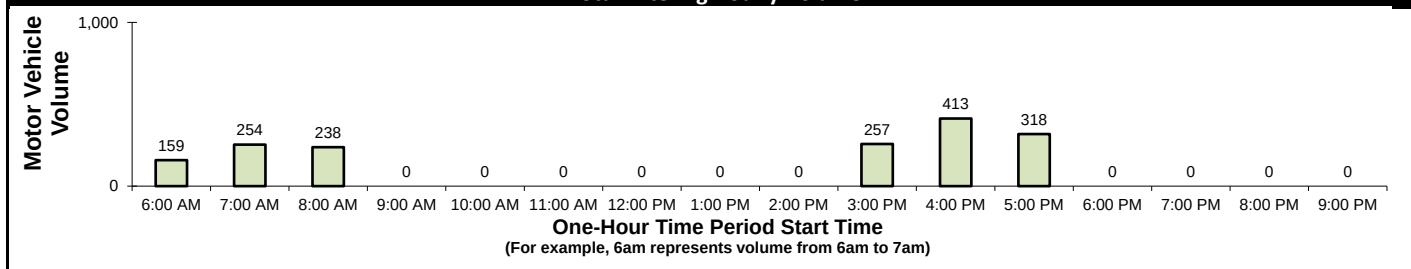
Count Information

Hrs Counted: 6:00 AM-9:00 AM and 3:00 PM-6:00 PM				
1st Day of Count		Thursday, July 9, 2020		Weather
AM Peak Period		Thursday, July 9, 2020		Clear & Dry
Midday Peak Period				Clear & Dry
PM Peak Period		Thursday, July 9, 2020		Clear & Dry
Calculated Peak Hours				
	AM	7:15-8:15am	MD	PM 4:15-5:15pm
Peak Hours Selected for Analysis				
	AM	7:15-8:15am	MD	PM 4:15-5:15pm
Daily/Seasonal Adjustment Group				
Count Expansion Group				
Daily/Seasonal Adjustment Factor		1	Count Expansion Factor 2.330	
Company Name SRF Consulting, Inc.			Manual Adj. 1.000	
Observers	AM Peak Period			
	Midday Peak Period			
	PM Peak Period			
Comments				

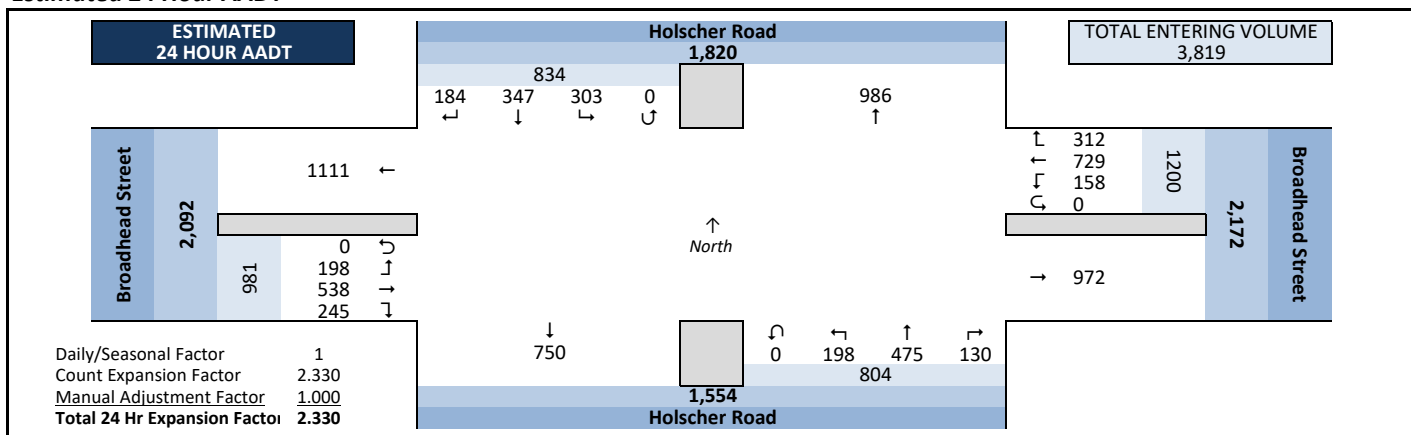
Observed 6 Hour Volume Summary



Total Entering Hourly Volume



Estimated 24 Hour AADT



Intersection Traffic Volume Report

Count Basics			Page 3 of 11	
Start Date:	Thursday, July 9, 2020	Weekday	Schools Not in Session	
Total Number of Hours Counted:	6	Non-Holiday	No Special Events	

Peak Hour Volume Summary

Holscher Road and Broadhead Street



Peak Hour Volumes, Truck Percentages, and PHFs

Thursday, July 9, 2020		From North					From East					From South					From West					Totals
AM Peak Hour	AM Peak Hour	Holscher Road					Broadhead Street					Holscher Road					Broadhead Street					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	
	7:15 AM	2	4	4	0	10	10	9	1	0	20	4	9	5	0	18	3	6	3	0	12	60
	7:30 AM	4	1	6	0	11	7	21	4	0	32	2	21	2	0	25	3	8	6	0	17	85
	7:45 AM	6	3	8	0	17	5	10	2	0	17	4	6	4	0	14	1	5	2	0	8	56
	8:00 AM	4	3	5	0	12	17	8	3	0	28	2	11	3	0	16	3	9	4	0	16	72
	Peak Hour Volume	16	11	23	0	50	39	48	10	0	97	12	47	14	0	73	10	28	15	0	53	273
	Rounded Hourly Volume	15	10	25	0	50	40	50	10	0	100	10	45	15	0	70	10	30	15	0	55	275
	% Single Unit Trucks	0.0	0.0	8.7	0.0	4.0	15.4	4.2	0.0	0.0	8.2	0.0	2.1	0.0	0.0	1.4	0.0	0.0	6.7	0.0	1.9	4.4
	% Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
% Trucks (Total)	0.0	0.0	8.7	0.0	4.0	15.4	4.2	0.0	0.0	8.2	0.0	2.1	0.0	0.0	1.4	0.0	0.0	6.7	0.0	1.9	4.4	
Peak Hour Factor (PHF)	0.67	0.69	0.72	0.00	0.74	0.57	0.57	0.62	0.00	0.76	0.75	0.56	0.70	0.00	0.73	0.83	0.78	0.62	0.00	0.78	0.80	

N/A		From North					From East					From South					From West					Totals
Midday (MD) Peak Hour	MD Peak Hour	Holscher Road					Broadhead Street					Holscher Road					Broadhead Street					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Peak Hour Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Rounded Hourly Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	% Single Unit Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
% Trucks (Total)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Peak Hour Factor (PHF)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Thursday, July 9, 2020		↓ From North					← From East					↑ From South					→ From West					Totals
PM Peak Hour	PM Peak Hour	Holscher Road					Broadhead Street					Holscher Road					Broadhead Street					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	
	4:15 PM	6	11	14	0	31	5	22	5	0	32	4	8	5	0	17	9	14	5	0	28	108
	4:30 PM	4	8	8	0	20	8	21	3	0	32	2	15	6	0	23	9	18	9	0	36	111
	4:45 PM	6	11	10	0	27	3	12	4	0	19	6	11	2	0	19	14	22	4	0	40	105
	5:00 PM	6	16	4	0	26	6	16	6	0	28	4	9	5	0	18	7	15	8	0	30	102
	Peak Hour Volume	22	46	36	0	104	22	71	18	0	111	16	43	18	0	77	39	69	26	0	134	426
	Rounded Hourly Volume	20	45	35	0	100	20	70	20	0	110	15	45	20	0	80	40	70	25	0	135	425
	% Single Unit Trucks	0.0	2.2	5.6	0.0	2.9	0.0	1.4	0.0	0.0	0.9	0.0	2.3	11.1	0.0	3.9	0.0	4.3	0.0	0.0	2.2	2.3
	% Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Trucks (Total)	0.0	2.2	5.6	0.0	2.9	0.0	1.4	0.0	0.0	0.9	0.0	2.3	11.1	0.0	3.9	0.0	4.3	0.0	0.0	2.2	2.3
	Peak Hour Factor (PHF)	0.92	0.72	0.64	0.00	0.84	0.69	0.81	0.75	0.00	0.87	0.67	0.72	0.75	0.00	0.84	0.70	0.78	0.72	0.00	0.84	0.96

Peak Hour Pedestrian and Bicyclist Volumes

Pedestrians and Bicyclists		Crossing 			Crossing 			Crossing 			Crossing 			Total Ped & Bike Volume
		North Approach			East Approach			South Approach			West Approach			
		Holscher Road			Broadhead Street			Holscher Road			Broadhead Street			
15-Minute Start Time		Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	
AM	7:15 AM	0	0	0	0	0	0	0	0	0	0	1	1	1
	7:30 AM	1	3	4	0	0	0	0	0	0	2	2	4	8
	7:45 AM	3	1	4	0	4	4	2	0	2	1	0	1	11
	8:00 AM	1	3	4	0	0	0	0	0	0	3	1	4	8
	Total	5	7	12	0	4	4	2	0	2	6	4	10	28
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:15 PM	0	4	4	0	0	0	0	0	0	0	3	3	7
	4:30 PM	0	4	4	0	0	0	0	0	0	1	0	1	5
	4:45 PM	0	1	1	0	2	2	1	0	1	0	0	0	4
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	9	9	0	2	2	1	0	1	1	3	4	16

Intersection Traffic Volume Report

Count Basics			Page 5 of 11	
Start Date:	Thursday, July 9, 2020	Weekday	Schools Not in Session	
Total Number of Hours Counted:	6	Non-Holiday	No Special Events	

15-Minute Motor Vehicle Data

Holscher Road and Broadhead Street



15-Minute Motor Vehicle Data

15-Minute Time Period Start Time	From North						From East						From South						From West						15-Min Totals	Hourly Sum	PHF
	Holscher Road						Broadhead Street						Holscher Road						Broadhead Street								
	Right	Thru	Left	U-Tn	Total		Right	Thru	Left	U-Tn	Total		Right	Thru	Left	U-Tn	Total		Right	Thru	Left	U-Tn	Total				
AM Peak Period	6:00 AM	0	3	1	0	4	4	8	1	0	13	3	2	2	0	7	1	4	1	0	6	30	159	0.71			
	6:15 AM	0	2	3	0	5	5	11	2	0	18	1	9	2	0	12	2	1	2	0	5	40	182	0.81			
	6:30 AM	2	1	1	0	4	3	10	0	0	13	0	7	3	0	10	1	3	2	0	6	33	202	0.84			
	6:45 AM	1	2	5	0	8	4	12	2	0	18	5	12	4	0	21	2	6	1	0	9	56	254	0.75			
	7:00 AM	5	1	5	0	11	6	10	1	0	17	2	9	5	0	16	1	7	1	0	9	53	254	0.75			
	7:15 AM	2	4	4	0	10	10	9	1	0	20	4	9	5	0	18	3	6	3	0	12	60	273	0.80			
	7:30 AM	4	1	6	0	11	7	21	4	0	32	2	21	2	0	25	3	8	6	0	17	85	264	0.78			
	7:45 AM	6	3	8	0	17	5	10	2	0	17	4	6	4	0	14	1	5	2	0	8	56	239	0.83			
	8:00 AM	4	3	5	0	12	17	8	3	0	28	2	11	3	0	16	3	9	4	0	16	72	238	0.83			
	8:15 AM	2	7	4	0	13	4	10	3	0	17	2	6	2	0	10	2	7	2	0	11	51					
	8:30 AM	2	5	6	0	13	6	12	4	0	22	3	14	5	0	22	2	0	1	0	3	60					
	8:45 AM	2	4	0	0	6	4	11	1	0	16	2	9	3	0	14	5	11	3	0	19	55					
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	3:00 PM	2	5	4	0	11	2	13	0	0	15	1	5	4	0	10	3	8	3	0	14	50	257	0.72			
	3:15 PM	1	6	6	0	13	5	10	4	0	19	1	10	3	0	14	5	8	5	0	18	64	296	0.83			
	3:30 PM	1	4	5	0	10	2	8	2	0	12	2	4	3	0	9	9	13	1	0	23	54	340	0.79			
	3:45 PM	6	11	10	0	27	5	21	5	0	31	1	3	2	0	6	4	19	2	0	25	89	397	0.89			
	4:00 PM	3	9	4	0	16	7	18	5	0	30	2	7	6	0	15	5	18	5	0	28	89	413	0.93			
	4:15 PM	6	11	14	0	31	5	22	5	0	32	4	8	5	0	17	9	14	5	0	28	108	426	0.96			
	4:30 PM	4	8	8	0	20	8	21	3	0	32	2	15	6	0	23	9	18	9	0	36	111	401	0.90			
	4:45 PM	6	11	10	0	27	3	12	4	0	19	6	11	2	0	19	14	22	4	0	40	105	348	0.83			
	5:00 PM	6	16	4	0	26	6	16	6	0	28	4	9	5	0	18	7	15	8	0	30	102	318	0.78			
	5:15 PM	8	11	5	0	24	7	16	6	0	29	1	7	5	0	13	7	9	1	0	17	83					
	5:30 PM	4	7	6	0	17	4	9	0	0	13	1	6	2	0	9	3	10	6	0	19	58					
	5:45 PM	2	14	6	0	22	5	15	4	0	24	1	4	2	0	7	4	10	8	0	22	75					
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
Totals	79	149	130	0	358	134	313	68	0	515	56	204	85	0	345	105	231	85	0	421	1639						

Peak Hour All Vehicle Volume Summary

Hourly Time Period	From North					From East					From South					From West					Total Hourly Volume	PHF
	Holscher Road					Broadhead Street					Holscher Road					Broadhead Street						
Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM 7:15 AM	16	11	23	0	50	39	48	10	0	97	12	47	14	0	73	10	28	15	0	53	273	0.80
MD 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM 4:15 PM	22	46	36	0	104	22	71	18	0	111	16	43	18	0	77	39	69	26	0	134	426	0.96

Holscher Road and Broadhead Street

Count Basics			Page 9 of 11
Start Date:	Thursday, July 9, 2020	Weekday	Schools Not in Session
Total Number of Hours Counted:	6	Non-Holiday	No Special Events

Heavy Vehicles (Single-Unit Trucks, Buses & Semi-Trucks)

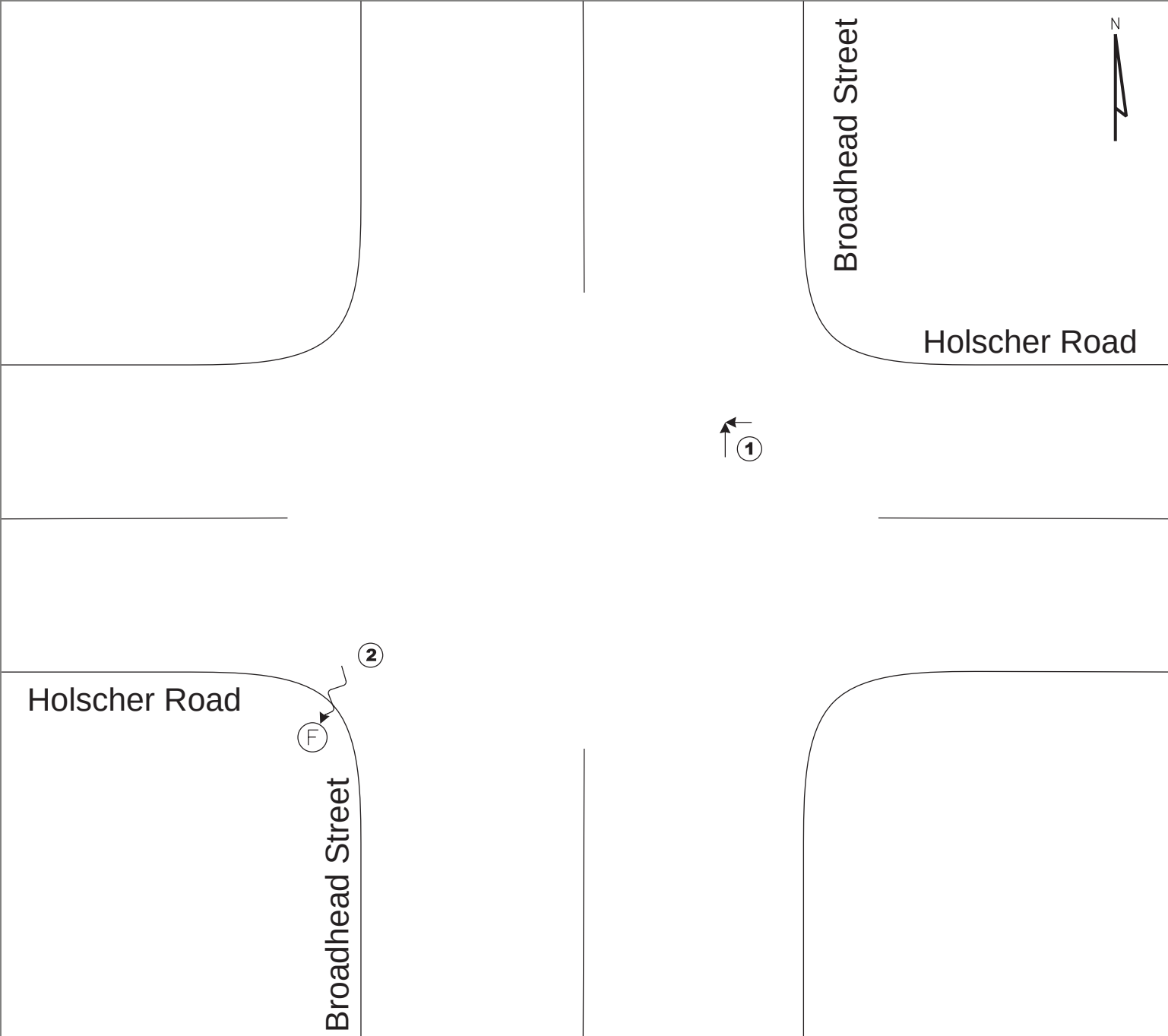


15-Minute Heavy Vehicle Data

[illegible]

Peak Hour Heavy Vehicle Volume Summary

Hourly Time Period Start Time	From North					From East					From South					From West					Total Hourly Volume	
	Holscher Road					Broadhead Street					Holscher Road					Broadhead Street						
	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM 7:15 AM	0	0	2	0	2	6	2	0	0	8	0	1	0	0	1	0	0	1	0	0	1	12
AM 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM 4:15 PM	0	1	2	0	3	0	1	0	0	1	0	1	2	0	3	0	3	0	0	3	10	



DOCUMENTATION CONVENTION

Ⓢ = CRASH FREQUENCY (2015 - 2019)

CRASH FREQUENCY/SEVERITY

3
Crashes

0 Fatal Crash (K)
0 Incapacitating (A-level)
0 Non-Incapacitating (B-level)
1 Possible Injury (C-level)
2 Property Damage Only

LEGEND

- | | | | |
|-------------------|---------------------|-----------------------|------------------|
| → Moving Vehicle | Ⓢ Ⓨ Stop/Yield Sign | ↗ Angle (Right Angle) | ↔ Head-On |
| ↔ Backing Vehicle | Ⓣ Tree | ↖ Angle (Left Turn) | ↗ Rear-End |
| - - - Pedestrian | Ⓤ Utility Pole | ↘ Angle (Right Turn) | ↗ Out of Control |
| -B→ Bicyclist | ⓕ Fixed Object | ↗ Sideswipe-Same | ↗ Overtake |
| ▭ Parked Vehicle | Ⓝ Non-Fixed Object | ↖ Sideswipe-Opposite | ↗ Overturn |

Figure X.X
COLLISION DIAGRAM
HOLSCHER ROAD & BROADHEAD STREET
MCFARLAND, WISCONSIN

HCM 6th TWSC

3: Holscher Road (AM) & Broadhead Street

07/21/2020

Intersection												
Int Delay, s/veh	6.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	24	45	16	16	78	63	22	76	20	37	18	26
Future Vol, veh/h	24	45	16	16	78	63	22	76	20	37	18	26
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	100	-	-	-	100	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	80	80	80	80	80	80	80	80	80	80	80	80
Heavy Vehicles, %	2	2	2	8	8	8	1	1	1	4	4	4
Mvmt Flow	30	56	20	20	98	79	28	95	25	46	23	33
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	177	0	0	76	0	0	322	333	56	364	314	138
Stage 1	-	-	-	-	-	-	116	116	-	178	178	-
Stage 2	-	-	-	-	-	-	206	217	-	186	136	-
Critical Hdwy	4.12	-	-	4.18	-	-	7.11	6.51	6.21	7.14	6.54	6.24
Critical Hdwy Stg 1	-	-	-	-	-	-	6.11	5.51	-	6.14	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.11	5.51	-	6.14	5.54	-
Follow-up Hdwy	2.218	-	-	2.272	-	-	3.509	4.009	3.309	3.536	4.036	3.336
Pot Cap-1 Maneuver	1399	-	-	1486	-	-	633	589	1013	588	598	905
Stage 1	-	-	-	-	-	-	891	802	-	819	748	-
Stage 2	-	-	-	-	-	-	798	725	-	811	780	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1399	-	-	1486	-	-	575	567	1013	486	576	905
Mov Cap-2 Maneuver	-	-	-	-	-	-	575	567	-	486	576	-
Stage 1	-	-	-	-	-	-	871	784	-	801	737	-
Stage 2	-	-	-	-	-	-	735	714	-	680	763	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	2.2			0.8			12			11.6		
HCM LOS							B			B		
Minor Lane/Major Mvmt	NBLn1		NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2	
Capacity (veh/h)	575		624	1399	-	-	1486	-	-	486	734	
HCM Lane V/C Ratio	0.048		0.192	0.021	-	-	0.013	-	-	0.095	0.075	
HCM Control Delay (s)	11.6		12.1	7.6	0	-	7.5	0	-	13.2	10.3	
HCM Lane LOS	B		B	A	A	-	A	A	-	B	B	
HCM 95th %tile Q(veh)	0.1		0.7	0.1	-	-	0	-	-	0.3	0.2	

HCM 6th TWSC
8: Holscher Road (PM) & Broadhead Street

07/21/2020

Intersection												
Int Delay, s/veh	5.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↰	↱		↰	↱	↰	↱		↰	↱	
Traffic Vol, veh/h	29	78	44	20	79	25	20	48	18	40	51	24
Future Vol, veh/h	29	78	44	20	79	25	20	48	18	40	51	24
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	100	-	-	-	100	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	1	1	1	4	4	4	3	3	3
Mvmt Flow	30	81	46	21	82	26	21	50	19	42	53	25
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	108	0	0	127	0	0	317	291	81	336	324	95
Stage 1	-	-	-	-	-	-	141	141	-	137	137	-
Stage 2	-	-	-	-	-	-	176	150	-	199	187	-
Critical Hdwy	4.12	-	-	4.11	-	-	7.14	6.54	6.24	7.13	6.53	6.23
Critical Hdwy Stg 1	-	-	-	-	-	-	6.14	5.54	-	6.13	5.53	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.14	5.54	-	6.13	5.53	-
Follow-up Hdwy	2.218	-	-	2.209	-	-	3.536	4.036	3.336	3.527	4.027	3.327
Pot Cap-1 Maneuver	1483	-	-	1465	-	-	632	616	973	616	592	959
Stage 1	-	-	-	-	-	-	857	776	-	864	781	-
Stage 2	-	-	-	-	-	-	821	769	-	801	743	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1483	-	-	1465	-	-	556	593	973	549	570	959
Mov Cap-2 Maneuver	-	-	-	-	-	-	556	593	-	549	570	-
Stage 1	-	-	-	-	-	-	838	759	-	845	769	-
Stage 2	-	-	-	-	-	-	733	757	-	718	727	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	1.4			1.2			11.2			11.5		
HCM LOS							B			B		
Minor Lane/Major Mvmt	NBLn1 NBLn2		EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2		
Capacity (veh/h)	556	664	1483	-	-	1465	-	-	549	655		
HCM Lane V/C Ratio	0.037	0.104	0.02	-	-	0.014	-	-	0.076	0.119		
HCM Control Delay (s)	11.7	11	7.5	0	-	7.5	0	-	12.1	11.2		
HCM Lane LOS	B	B	A	A	-	A	A	-	B	B		
HCM 95th %tile Q(veh)	0.1	0.3	0.1	-	-	0	-	-	0.2	0.4		

HCM 6th TWSC

3: Holscher Road (AM) & Broadhead Street

07/21/2020

Intersection												
Int Delay, s/veh	6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔	↔		↔	↔	↔	↔		↔	↔	
Traffic Vol, veh/h	24	45	16	16	78	63	22	76	20	37	18	26
Future Vol, veh/h	24	45	16	16	78	63	22	76	20	37	18	26
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	100	-	-	100	100	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	80	80	80	80	80	80	80	80	80	80	80	80
Heavy Vehicles, %	2	2	2	8	8	8	1	1	1	4	4	4
Mvmt Flow	30	56	20	20	98	79	28	95	25	46	23	33
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	177	0	0	76	0	0	322	333	56	324	274	98
Stage 1	-	-	-	-	-	-	116	116	-	138	138	-
Stage 2	-	-	-	-	-	-	206	217	-	186	136	-
Critical Hdwy	4.12	-	-	4.18	-	-	7.11	6.51	6.21	7.14	6.54	6.24
Critical Hdwy Stg 1	-	-	-	-	-	-	6.11	5.51	-	6.14	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.11	5.51	-	6.14	5.54	-
Follow-up Hdwy	2.218	-	-	2.272	-	-	3.509	4.009	3.309	3.536	4.036	3.336
Pot Cap-1 Maneuver	1399	-	-	1486	-	-	633	589	1013	625	630	953
Stage 1	-	-	-	-	-	-	891	802	-	860	779	-
Stage 2	-	-	-	-	-	-	798	725	-	811	780	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1399	-	-	1486	-	-	577	567	1013	517	607	953
Mov Cap-2 Maneuver	-	-	-	-	-	-	577	567	-	517	607	-
Stage 1	-	-	-	-	-	-	871	784	-	841	767	-
Stage 2	-	-	-	-	-	-	737	714	-	680	763	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	2.2			0.8			12			11.2		
HCM LOS							B			B		
Minor Lane/Major Mvmt	NBLn1 NBLn2		EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2		
Capacity (veh/h)	577	624	1399	-	-	1486	-	-	517	773		
HCM Lane V/C Ratio	0.048	0.192	0.021	-	-	0.013	-	-	0.089	0.071		
HCM Control Delay (s)	11.6	12.1	7.6	0	-	7.5	0	-	12.6	10		
HCM Lane LOS	B	B	A	A	-	A	A	-	B	B		
HCM 95th %tile Q(veh)	0.1	0.7	0.1	-	-	0	-	-	0.3	0.2		

HCM 6th TWSC
8: Holscher Road (PM) & Broadhead Street

07/21/2020

Intersection												
Int Delay, s/veh	5.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↰	↱		↰	↱	↰	↱		↰	↱	
Traffic Vol, veh/h	29	78	44	20	79	25	20	48	18	40	51	24
Future Vol, veh/h	29	78	44	20	79	25	20	48	18	40	51	24
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	100	-	-	100	100	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	1	1	1	4	4	4	3	3	3
Mvmt Flow	30	81	46	21	82	26	21	50	19	42	53	25
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	108	0	0	127	0	0	317	291	81	323	311	82
Stage 1	-	-	-	-	-	-	141	141	-	124	124	-
Stage 2	-	-	-	-	-	-	176	150	-	199	187	-
Critical Hdwy	4.12	-	-	4.11	-	-	7.14	6.54	6.24	7.13	6.53	6.23
Critical Hdwy Stg 1	-	-	-	-	-	-	6.14	5.54	-	6.13	5.53	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.14	5.54	-	6.13	5.53	-
Follow-up Hdwy	2.218	-	-	2.209	-	-	3.536	4.036	3.336	3.527	4.027	3.327
Pot Cap-1 Maneuver	1483	-	-	1465	-	-	632	616	973	628	602	975
Stage 1	-	-	-	-	-	-	857	776	-	878	791	-
Stage 2	-	-	-	-	-	-	821	769	-	801	743	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1483	-	-	1465	-	-	557	593	973	560	580	975
Mov Cap-2 Maneuver	-	-	-	-	-	-	557	593	-	560	580	-
Stage 1	-	-	-	-	-	-	838	759	-	859	779	-
Stage 2	-	-	-	-	-	-	734	757	-	718	727	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	1.4			1.2			11.2			11.4		
HCM LOS							B			B		
Minor Lane/Major Mvmt	NBLn1 NBLn2		EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2		
Capacity (veh/h)	557	664	1483	-	-	1465	-	-	560	666		
HCM Lane V/C Ratio	0.037	0.104	0.02	-	-	0.014	-	-	0.074	0.117		
HCM Control Delay (s)	11.7	11	7.5	0	-	7.5	0	-	11.9	11.1		
HCM Lane LOS	B	B	A	A	-	A	A	-	B	B		
HCM 95th %tile Q(veh)	0.1	0.3	0.1	-	-	0	-	-	0.2	0.4		

HCM 6th AWSC

3: Holscher Road (AM) & Broadhead Street

07/21/2020

Intersection	
Intersection Delay, s/veh	11.6
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↱	↱		↱	↱	↱	↱		↱	↱	
Traffic Vol, veh/h	40	75	35	45	175	130	30	95	30	55	25	45
Future Vol, veh/h	40	75	35	45	175	130	30	95	30	55	25	45
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80
Heavy Vehicles, %	2	2	2	8	8	8	1	1	1	4	4	4
Mvmt Flow	50	94	44	56	219	163	38	119	38	69	31	56
Number of Lanes	0	1	1	0	1	1	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	2
HCM Control Delay	10.8	12.5	11.3	10.4
HCM LOS	B	B	B	B

Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	100%	0%	35%	0%	20%	0%	100%	0%
Vol Thru, %	0%	76%	65%	0%	80%	0%	0%	36%
Vol Right, %	0%	24%	0%	100%	0%	100%	0%	64%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	30	125	115	35	220	130	55	70
LT Vol	30	0	40	0	45	0	55	0
Through Vol	0	95	75	0	175	0	0	25
RT Vol	0	30	0	35	0	130	0	45
Lane Flow Rate	38	156	144	44	275	162	69	88
Geometry Grp	7	7	7	7	7	7	7	7
Degree of Util (X)	0.073	0.274	0.257	0.067	0.468	0.24	0.136	0.15
Departure Headway (Hd)	7.001	6.322	6.43	5.543	6.121	5.31	7.123	6.157
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	511	567	558	644	589	674	503	581
Service Time	4.755	4.076	4.184	3.296	3.865	3.053	4.88	3.913
HCM Lane V/C Ratio	0.074	0.275	0.258	0.068	0.467	0.24	0.137	0.151
HCM Control Delay	10.3	11.5	11.4	8.7	14.2	9.7	11	10
HCM Lane LOS	B	B	B	A	B	A	B	A
HCM 95th-tile Q	0.2	1.1	1	0.2	2.5	0.9	0.5	0.5

HCM 6th AWSC

8: Holscher Road (PM) & Broadhead Street

07/21/2020

Intersection	
Intersection Delay, s/veh	11.9
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↱	↱		↱	↱	↱	↱		↱	↱	
Traffic Vol, veh/h	50	200	60	45	170	50	35	65	50	95	65	40
Future Vol, veh/h	50	200	60	45	170	50	35	65	50	95	65	40
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles, %	2	2	2	1	1	1	4	4	4	3	3	3
Mvmt Flow	52	208	63	47	177	52	36	68	52	99	68	42
Number of Lanes	0	1	1	0	1	1	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	2
HCM Control Delay	12.9	12.2	10.7	11
HCM LOS	B	B	B	B

Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	100%	0%	20%	0%	21%	0%	100%	0%
Vol Thru, %	0%	57%	80%	0%	79%	0%	0%	62%
Vol Right, %	0%	43%	0%	100%	0%	100%	0%	38%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	35	115	250	60	215	50	95	105
LT Vol	35	0	50	0	45	0	95	0
Through Vol	0	65	200	0	170	0	0	65
RT Vol	0	50	0	60	0	50	0	40
Lane Flow Rate	36	120	260	62	224	52	99	109
Geometry Grp	7	7	7	7	7	7	7	7
Degree of Util (X)	0.073	0.211	0.448	0.093	0.389	0.079	0.194	0.19
Departure Headway (Hd)	7.171	6.352	6.196	5.385	6.251	5.435	7.047	6.268
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	498	563	581	663	573	657	508	570
Service Time	4.936	4.117	3.95	3.139	4.007	3.19	4.81	4.03
HCM Lane V/C Ratio	0.072	0.213	0.448	0.094	0.391	0.079	0.195	0.191
HCM Control Delay	10.5	10.8	13.9	8.7	13	8.7	11.5	10.5
HCM Lane LOS	B	B	B	A	B	A	B	B
HCM 95th-tile Q	0.2	0.8	2.3	0.3	1.8	0.3	0.7	0.7

HCM 6th Signalized Intersection Summary

3: Holscher Road (AM) & Broadhead Street

07/21/2020

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	40	75	35	45	175	130	30	95	30	55	25	45
Future Volume (veh/h)	40	75	35	45	175	130	30	95	30	55	25	45
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1781	1781	1781	1885	1885	1885	1841	1841	1841
Adj Flow Rate, veh/h	50	94	44	56	219	162	38	119	38	69	31	56
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80
Percent Heavy Veh, %	2	2	2	8	8	8	1	1	1	4	4	4
Cap, veh/h	335	449	538	279	503	513	587	306	98	530	131	237
Arrive On Green	0.34	0.34	0.34	0.34	0.34	0.34	0.22	0.22	0.22	0.22	0.22	0.22
Sat Flow, veh/h	294	1322	1585	201	1481	1510	1321	1369	437	1210	588	1062
Grp Volume(v), veh/h	144	0	44	275	0	162	38	0	157	69	0	87
Grp Sat Flow(s),veh/h/ln	1616	0	1585	1682	0	1510	1321	0	1806	1210	0	1650
Q Serve(g_s), s	0.0	0.0	0.4	0.0	0.0	1.6	0.5	0.0	1.5	1.1	0.0	0.9
Cycle Q Clear(g_c), s	1.1	0.0	0.4	2.5	0.0	1.6	1.4	0.0	1.5	2.6	0.0	0.9
Prop In Lane	0.35		1.00	0.20		1.00	1.00		0.24	1.00		0.64
Lane Grp Cap(c), veh/h	784	0	538	782	0	513	587	0	403	530	0	368
V/C Ratio(X)	0.18	0.00	0.08	0.35	0.00	0.32	0.06	0.00	0.39	0.13	0.00	0.24
Avail Cap(c_a), veh/h	3194	0	3195	3494	0	3043	2185	0	2588	1994	0	2363
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	4.9	0.0	4.6	5.3	0.0	5.0	7.1	0.0	6.8	7.9	0.0	6.6
Incr Delay (d2), s/veh	0.1	0.0	0.1	0.3	0.0	0.4	0.0	0.0	0.6	0.1	0.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.4	0.0	0.1	0.8	0.0	0.4	0.2	0.0	0.7	0.3	0.0	0.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	5.0	0.0	4.7	5.6	0.0	5.4	7.2	0.0	7.4	8.0	0.0	6.9
LnGrp LOS	A	A	A	A	A	A	A	A	A	A	A	A
Approach Vol, veh/h	188			437			195			156		
Approach Delay, s/veh	4.9			5.5			7.4			7.4		
Approach LOS	A			A			A			A		
Timer - Assigned Phs	2			4			6			8		
Phs Duration (G+Y+Rc), s	11.5			9.1			11.5			9.1		
Change Period (Y+Rc), s	4.5			4.5			4.5			4.5		
Max Green Setting (Gmax), s	41.5			29.5			41.5			29.5		
Max Q Clear Time (g_c+I1), s	3.1			4.6			4.5			3.5		
Green Ext Time (p_c), s	1.2			0.7			2.5			1.0		
Intersection Summary												
HCM 6th Ctrl Delay	6.1											
HCM 6th LOS	A											

HCM 6th Signalized Intersection Summary

8: Holscher Road (PM) & Broadhead Street

07/21/2020

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	50	200	60	45	170	50	35	65	50	95	65	40
Future Volume (veh/h)	50	200	60	45	170	50	35	65	50	95	65	40
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1885	1885	1885	1841	1841	1841	1856	1856	1856
Adj Flow Rate, veh/h	52	208	62	47	177	52	36	68	52	99	68	42
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	1	1	1	4	4	4	3	3	3
Cap, veh/h	280	478	494	283	477	498	596	232	177	589	257	159
Arrive On Green	0.31	0.31	0.31	0.31	0.31	0.31	0.24	0.24	0.24	0.24	0.24	0.24
Sat Flow, veh/h	208	1533	1585	210	1532	1598	1263	968	740	1262	1073	663
Grp Volume(v), veh/h	260	0	62	224	0	52	36	0	120	99	0	110
Grp Sat Flow(s),veh/h/ln	1741	0	1585	1741	0	1598	1263	0	1708	1262	0	1736
Q Serve(g_s), s	0.0	0.0	0.6	0.0	0.0	0.5	0.5	0.0	1.2	1.4	0.0	1.0
Cycle Q Clear(g_c), s	2.2	0.0	0.6	1.9	0.0	0.5	1.5	0.0	1.2	2.5	0.0	1.0
Prop In Lane	0.20		1.00	0.21		1.00	1.00		0.43	1.00		0.38
Lane Grp Cap(c), veh/h	758	0	494	760	0	498	596	0	409	589	0	416
V/C Ratio(X)	0.34	0.00	0.13	0.29	0.00	0.10	0.06	0.00	0.29	0.17	0.00	0.26
Avail Cap(c_a), veh/h	3598	0	3202	3575	0	3227	2215	0	2597	2206	0	2641
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	5.5	0.0	4.9	5.4	0.0	4.9	6.8	0.0	6.2	7.3	0.0	6.2
Incr Delay (d2), s/veh	0.3	0.0	0.1	0.2	0.0	0.1	0.0	0.0	0.4	0.1	0.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.7	0.0	0.2	0.6	0.0	0.1	0.1	0.0	0.4	0.4	0.0	0.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	5.8	0.0	5.1	5.6	0.0	5.0	6.8	0.0	6.6	7.4	0.0	6.5
LnGrp LOS	A	A	A	A	A	A	A	A	A	A	A	A
Approach Vol, veh/h	322			276			156			209		
Approach Delay, s/veh	5.6			5.5			6.7			6.9		
Approach LOS	A			A			A			A		
Timer - Assigned Phs	2			4			6			8		
Phs Duration (G+Y+Rc), s	10.7			9.3			10.7			9.3		
Change Period (Y+Rc), s	4.5			4.5			4.5			4.5		
Max Green Setting (Gmax), s	40.5			30.5			40.5			30.5		
Max Q Clear Time (g_c+I1), s	4.2			4.5			3.9			3.5		
Green Ext Time (p_c), s	2.0			1.0			1.7			0.8		
Intersection Summary												
HCM 6th Ctrl Delay	6.1											
HCM 6th LOS	A											

HCM 6th Roundabout
3: Holscher Road (AM) & Broadhead Street

07/21/2020

Intersection				
Intersection Delay, s/veh	6.5			
Intersection LOS	A			
Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	188	437	195	156
Demand Flow Rate, veh/h	192	472	196	162
Vehicles Circulating, veh/h	164	209	219	335
Vehicles Exiting, veh/h	333	206	137	346
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	4.8	8.4	5.0	5.3
Approach LOS	A	A	A	A
Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.800	2.800	2.800	2.800
Critical Headway, s	4.200	4.200	4.200	4.200
Entry Flow, veh/h	192	472	196	162
Cap Entry Lane, veh/h	1132	1093	1084	991
Entry HV Adj Factor	0.980	0.927	0.994	0.962
Flow Entry, veh/h	188	437	195	156
Cap Entry, veh/h	1109	1013	1078	953
V/C Ratio	0.170	0.432	0.181	0.164
Control Delay, s/veh	4.8	8.4	5.0	5.3
LOS	A	A	A	A
95th %tile Queue, veh	1	2	1	1

HCM 6th Roundabout
8: Holscher Road (PM) & Broadhead Street

07/21/2020

Intersection				
Intersection Delay, s/veh	5.8			
Intersection LOS	A			
Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	322	276	156	209
Demand Flow Rate, veh/h	328	279	162	215
Vehicles Circulating, veh/h	219	161	367	263
Vehicles Exiting, veh/h	259	368	180	177
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	6.4	5.5	5.5	5.5
Approach LOS	A	A	A	A
Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.800	2.800	2.800	2.800
Critical Headway, s	4.200	4.200	4.200	4.200
Entry Flow, veh/h	328	279	162	215
Cap Entry Lane, veh/h	1084	1134	966	1048
Entry HV Adj Factor	0.981	0.990	0.965	0.972
Flow Entry, veh/h	322	276	156	209
Cap Entry, veh/h	1064	1123	932	1018
V/C Ratio	0.302	0.246	0.168	0.205
Control Delay, s/veh	6.4	5.5	5.5	5.5
LOS	A	A	A	A
95th %tile Queue, veh	1	1	1	1

Section 2B.07 Multi-Way Stop Applications

- Support:
- 01 Multi-way stop control can be useful as a safety measure at intersections if certain traffic conditions exist. Safety concerns associated with multi-way stops include pedestrians, bicyclists, and all road users expecting other road users to stop. Multi-way stop control is used where the volume of traffic on the intersecting roads is approximately equal.
- 02 The restrictions on the use of STOP signs described in [Section 2B.04](#) also apply to multi-way stop applications.

Guidance:

- 03 *The decision to install multi-way stop control should be based on an engineering study.*
- 04 *The following criteria should be considered in the engineering study for a multi-way STOP sign installation:*
- A. Where traffic control signals are justified, the multi-way stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal.*
 - B. Five or more reported crashes in a 12-month period that are susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left-turn collisions as well as right-angle collisions.*
 - C. Minimum volumes:*
 - 1. The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; and*
 - 2. The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour; but*
 - 3. If the 85th-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the values provided in Items 1 and 2.*
 - D. Where no single criterion is satisfied, but where Criteria B, C.1, and C.2 are all satisfied to 80 percent of the minimum values. Criterion C.3 is excluded from this condition.*

Option:

- 05 Other criteria that may be considered in an engineering study include:
- A. The need to control left-turn conflicts;*
 - B. The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes;*
 - C. Locations where a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop; and*
 - D. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where multi-way stop control would improve traffic operational characteristics of the intersection.*

Section 4C.02 Warrant 1, Eight-Hour Vehicular Volume

Support:
01 The Minimum Vehicular Volume, Condition A, is intended for application at locations where a large volume of intersecting traffic is the principal reason to consider installing a traffic control signal.

02 The Interruption of Continuous Traffic, Condition B, is intended for application at locations where Condition A is not satisfied and where the traffic volume on a major street is so heavy that traffic on a minor intersecting street suffers excessive delay or conflict in entering or crossing the major street.

03 It is intended that Warrant 1 be treated as a single warrant. If Condition A is satisfied, then Warrant 1 is satisfied and analyses of Condition B and the combination of Conditions A and B are not needed. Similarly, if Condition B is satisfied, then Warrant 1 is satisfied and an analysis of the combination of Conditions A and B is not needed.

Standard:
04 The need for a traffic control signal shall be considered if an engineering study finds that one of the following conditions exist for each of any 8 hours of an average day:

- A. The vehicles per hour given in both of the 100 percent columns of Condition A in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection; or
- B. The vehicles per hour given in both of the 100 percent columns of Condition B in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection.

In applying each condition the major-street and minor-street volumes shall be for the same 8 hours. On the minor street, the higher volume shall not be required to be on the same approach during each of these 8 hours.

Table 4C-1. Warrant 1, Eight-Hour Vehicular Volume									
Condition A—Minimum Vehicular Volume									
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100% ^a	80% ^b	70% ^c	56% ^d	100% ^a	80% ^b	70% ^c	56% ^d
1	1	500	400	350	280	150	120	105	84
2 or more	1	600	480	420	336	150	120	105	84
2 or more	2 or more	600	480	420	336	200	160	140	112
1	2 or more	500	400	350	280	200	160	140	112
Condition B—Interruption of Continuous Traffic									
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100% ^a	80% ^b	70% ^c	56% ^d	100% ^a	80% ^b	70% ^c	56% ^d
1	1	750	600	525	420	75	60	53	42
2 or more	1	900	720	630	504	75	60	53	42
2 or more	2 or more	900	720	630	504	100	80	70	56
1	2 or more	750	600	525	420	100	80	70	56

^a Basic minimum hourly volume
^b Used for combination of Conditions A and B after adequate trial of other remedial measures
^c May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000
^d May be used for combination of Conditions A and B after adequate trial of other remedial measures when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

Option:
05 If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, the traffic volumes in the 70 percent columns in Table 4C-1 may be used in place of the 100 percent columns.

Guidance:
06 The combination of Conditions A and B is intended for application at locations where Condition A is not satisfied and Condition B is not satisfied and should be applied only after an adequate trial of other alternatives that could cause less delay and inconvenience to traffic has failed to solve the traffic problems.

Standard:
07 The need for a traffic control signal shall be considered if an engineering study finds that both of the following conditions exist for each of any 8 hours of an average day:

- A. The vehicles per hour given in both of the 80 percent columns of Condition A in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection; and
- B. The vehicles per hour given in both of the 80 percent columns of Condition B in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection.

These major-street and minor-street volumes shall be for the same 8 hours for each condition; however, the 8 hours satisfied in Condition A shall not be required to be the same 8 hours satisfied in Condition B. On the minor street, the higher volume shall not be required to be on the same approach during each of the 8 hours.

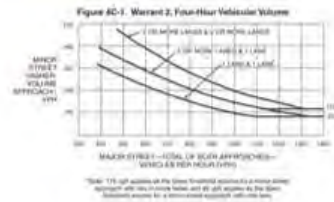
Option:
08 If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, the traffic volumes in the 56 percent columns in Table 4C-1 may be used in place of the 80 percent columns.

Section 4C.03 Warrant 2, Four-Hour Vehicular Volume

Support:
01 The Four-Hour Vehicular Volume signal warrant conditions are intended to be applied where the volume of intersecting traffic is the principal reason to consider installing a traffic control signal.

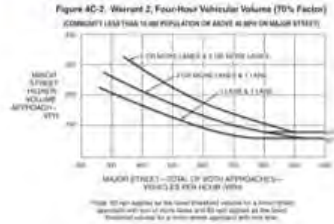
Standard:
02 The need for a traffic control signal shall be considered if an engineering study finds that, for each of any 4 hours of an average day, the plotted points representing the vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the higher-volume minor-street approach (one direction only) all fall above the applicable curve in [Figure 4C-1](#) for the existing combination of approach lanes. On the minor street, the higher volume shall not be required to be on the same approach during each of these 4 hours.

Figure 4C-1 Warrant 2, Four-Hour Vehicular Volume



Option:
03 If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, [Figure 4C-2](#) may be used in place of [Figure 4C-1](#).

Figure 4C-2 Warrant 2, Four-Hour Vehicular Volume (70% Factor)



Section 4C.04 Warrant 3, Peak Hour

Support:

01 The Peak Hour signal warrant is intended for use at a location where traffic conditions are such that for a minimum of 1 hour of an average day, the minor-street traffic suffers undue delay when entering or crossing the major street.

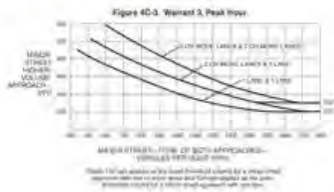
Standard:

02 This signal warrant shall be applied only in unusual cases, such as office complexes, manufacturing plants, industrial complexes, or high-occupancy vehicle facilities that attract or discharge large numbers of vehicles over a short time.

03 The need for a traffic control signal shall be considered if an engineering study finds that the criteria in either of the following two categories are met:

- A. If all three of the following conditions exist for the same 1 hour (any four consecutive 15-minute periods) of an average day:
- 1. The total stopped time delay experienced by the traffic on one minor-street approach (one direction only) controlled by a STOP sign equals or exceeds: 4 vehicle-hours for a one-lane approach or 5 vehicle-hours for a two-lane approach; and
 - 2. The volume on the same minor-street approach (one direction only) equals or exceeds 100 vehicles per hour for one moving lane of traffic or 150 vehicles per hour for two moving lanes; and
 - 3. The total entering volume serviced during the hour equals or exceeds 650 vehicles per hour for intersections with three approaches or 800 vehicles per hour for intersections with four or more approaches.
- B. The plotted point representing the vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the higher-volume minor-street approach (one direction only) for 1 hour (any four consecutive 15-minute periods) of an average day falls above the applicable curve in [Figure 4C-3](#) for the existing combination of approach lanes.

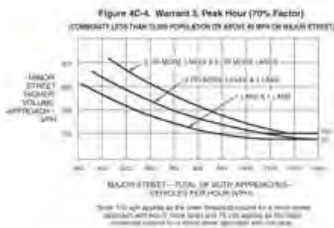
Figure 4C-3 Warrant 3, Peak Hour



Option:

04 If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, [Figure 4C-4](#) may be used in place of [Figure 4C-3](#) to evaluate the criteria in the second category of the Standard.

Figure 4C-4 Warrant 3, Peak Hour (70% Factor)



05 If this warrant is the only warrant met and a traffic control signal is justified by an engineering study, the traffic control signal may be operated in the flashing mode during the hours that the volume criteria of this warrant are not met.

Residents Feared Low-Income Housing Would Ruin Their Suburb. It Didn't.

President Trump told suburban voters that affordable housing would hurt property values and increase crime. The story of one Wisconsin community challenges those assumptions.



By John Eligon

Nov. 5, 2020

NEW BERLIN, Wis. — When John Blaguski first heard about a proposal to build an affordable housing complex near his home in the Milwaukee suburb of New Berlin, Wis., his mind drifted to stereotypes of crime-ridden, shoddily constructed projects.

“If I wanted to live by low-cost housing people,” he wrote in an email to the mayor at the time, “I would have stayed in Milwaukee County.”

But now, eight years after a legal battle forced the city to allow the development to proceed, Mr. Blaguski, 62, said he regretted his visceral opposition.

The 102-unit complex is not the nuisance he had envisioned. When he drives by, he hardly notices it. And fears of a crime wave and plummeting property values — voiced by dozens of residents in public meetings — never materialized.

“I just shot from the hip on that and probably should have been more wary,” Mr. Blaguski said in a recent interview. “If they wanted to build another, more power to them.”

The story of the fight over affordable housing in New Berlin, a deeply conservative suburb about 15 miles southwest of Milwaukee, challenges a key pitch made by President Trump to voters in the suburbs — that “low-income” housing invites crime and hurts property values.

The reality in New Berlin is that the mixed-income development, surrounded by a pond, a farmers' market and a library, is "really rather attractive," said Mayor Dave Ament, who is white and staunchly opposed the project as an alderman a decade ago.

Still, while the complex, City Center at Deer Creek, may have defied expectations, it has not shifted the politics of New Berlin. Mr. Trump, who eliminated a regulation put into place under Barack Obama that could have spurred more affordable housing development in the suburbs and has not aggressively enforced fair housing laws, remains deeply popular.

And although Mr. Trump narrowly lost the state in this week's presidential election, he captured about 59 percent of the vote in Waukesha County, which includes New Berlin, about the same amount he won four years ago.



Jack Chiovatero, New Berlin's former mayor, was criticized by his constituents for supporting Deer Creek. Lauren Justice for The New York Times

To this day, residents hold lingering resentment over allegations that their opposition to the housing development was driven by racism. Many remain bitter at what they believe was improper meddling by the Obama administration.

“I don’t think they had any concern at all about whether or not people with limited incomes could live in New Berlin,” said Art Marquardt, 58, a resident since 1991. “I believe that they had a political ax to grind and that they wanted to push that into New Berlin just to start a fight.”

‘Our city is filled with prejudice’

Dozens of residents stepped to the microphone. It was June 7, 2010, and the city’s Plan Commission was holding its first public meeting since approving the affordable housing project a month earlier by a 4-3 vote.

It also had been nearly two weeks since Jack Chiovatero, the mayor at the time, wrote a blunt email to a constituent that caused outrage: “Our city is filled with prejudice and bigoted people who with very few facts are making this project into something evil and degrading,” he wrote.

Residents were appalled. Many insisted that their opposition had nothing to do with race, but instead with their belief that low-income housing did not fit the upscale vision that city officials had presented for the area where the development would be built.

“We built our brand-new home here because we worked hard to become residents of New Berlin — not because we got a handout, not because somebody paved the way for us,” one woman said.

One man described seeing an increase in crime when a “lower-income element” moved into his former Milwaukee neighborhood. “You put this low-income housing into this part of the city,” he said, and “I guarantee you this is what you’re inviting into our community.”

At least one resident wrote a letter teasing at fears that her city would turn into the North Side of Milwaukee, which is predominantly Black.

Mr. Chiovatero, who is white, said someone sprayed an anti-Black slur on his fence. A few residents, he said, privately told him things like “We don’t want those kinds of people here” or “I moved out of the city of Milwaukee — my neighborhood was turning Black, or my neighborhood was turning Hispanic.”

There was an assumption, too, that people who lived in low-income housing did not work. City officials and the developer perpetuated that myth by emphasizing that the development was “work force” housing and would attract working people, unlike “low-income” projects.

Fears of a crime wave and plummeting property values — voiced by dozens of residents in public meetings — never materialized after Deer Creek was built. Lauren Justice for The New York Times

In fact, most working-age, able-bodied people receiving government assistance for housing have jobs or were recently employed, according to a report by the Center on Budget and Policy Priorities.

The development proposed in New Berlin was relying on low-income housing tax credits, which were introduced in 1986 as part of the largest federal program for building new affordable housing. These developments are vastly different from the public housing projects the government built through the middle of the 20th century.

By the 1980s, the federal government had almost completely stopped building low-income housing, leaving it mostly to private developers through tax credits, said Edward Goetz, a professor of urban and regional planning at the University of

Minnesota. Tax-credit developments, which must set aside a share of their units for people with low earnings, usually employ construction styles that mesh with the surrounding communities.

In New Berlin, neighborhoods consist primarily of tract housing with no sidewalks. Residents often leave their garage doors open, and over the years, they have openly feared that too much development could lead to the creation of direct bus routes to Milwaukee.

Research has shown that tax-credit properties generally do not increase crime in affluent communities. They also tend to have little effect on property values in wealthy neighborhoods, though a Stanford University study found that some nearby home prices fell in more prosperous communities.

One of the residents who spoke at that June 2010 meeting may have best summarized the community's feelings when he explained that he had seen firsthand the negative impact of low-income housing in Milwaukee. The man, the only Black person to speak that evening, said he had worked hard to get his family to New Berlin, "to get away from that kind of deal."

"So now my wife can go pump gas," he said. "My son can ride his bike through the community."

But all that would change if the housing development came to New Berlin, the man said, and the room erupted in some of the loudest applause of the night.

A sense of vindication

After that June meeting, the Plan Commission rescinded its approval of the development. The developer, Milo Pinkerton, then tried to put the affordable housing complex in a stalled condominium development, but city officials denied that as well.

"Maybe the issue is who you think should occupy that kind of housing," Mr. Pinkerton said in an interview.

Lawsuits by Mr. Pinkerton and the Justice Department, which argued that the city violated the Fair Housing Act by denying dwellings based on the race of prospective tenants, led to its eventual construction.

In late 2012, Deer Creek opened — three prairie-style apartment buildings with facades of cement siding and brick, pitched roofs and balconies for each unit. Eighty-six of the 102 apartments are reserved for tenants earning significantly less than the city's median household income of \$81,000.

Mr. Chiovatero, 60, feels some vindication in what the complex has become. He pulled his car into a parking lot across the street on a recent wind-swept afternoon and nodded toward the apartments with a smile. “Does that look like low-income housing to you?” he asked.

It is the sort of place that Mareza Landeros had thought was out of her price range, with modern amenities like granite countertops, stainless steel appliances and large closets. But last year, Ms. Landeros, 28, and her two children moved into a two-bedroom unit for about \$700 a month, less than half of the market rate.

“It’s a very relaxing, nice area,” said Ms. Landeros, who grew up in Milwaukee and works in nursing.

Still, she has felt like an “outcast” in New Berlin, she said. Ms. Landeros, who is Mexican-American, said she and her boyfriend, who is Black, have been harassed by the police. As a fervent Black Lives Matter supporter, she said she was discomfited by the “Trump 2020” and “We back the badge” signs that dot many yards.

She avoids taking her children to parks or other public spaces in New Berlin, which is 93 percent white, because it seems like people stare at them, she said.

Advocates for the development of more affordable housing say that when executed properly, the buildings should blend into neighborhoods. Crucial to achieving that, fair housing advocates say, is ensuring that cities across a region each take on at least a small share of affordable housing. Doing so avoids concentrating too much poverty in one place, they say, possibly preventing the deterioration and crime that critics of affordable housing worry about.

Alice Torres was against the Deer Creek development after seeing the deterioration of other communities but has said she would not be so quick to oppose future projects. Lauren Justice for The New York Times

Alice Torres, 53, a lifelong Democrat, said that much of her opposition to the Deer Creek development stemmed from seeing the deterioration of communities where she had worked with a Milwaukee nonprofit organization to rehabilitate affordable housing. She worried that would happen in New Berlin, where she had moved for her children to get a better education. That concern was enough for her to ignore what she believed was the racism of some of the project's opponents and align with them in resisting the proposal.

But the past several years have been an awakening, said Ms. Torres, who is white. She has become so turned off by the political views of some of the Republicans she had teamed up with in opposition to the housing that she now ignores them when she sees them. She disconnected from some of them on Facebook.

And because the affordable housing development did not bring the problems she had experienced in Milwaukee, Ms. Torres said she would not be so quick to oppose future projects. With a caveat.

“As long as it’s not in my backyard,” she said.

Sheelagh McNeill and Kitty Bennett contributed research.

The Waterford Apartments and Townhomes

**WHEDA Compliant
LIHTC Senior Independent and Family Market Study**

**McFarland, WI
November 2020**

Prepared by:

Baker Tilly US, LLP
Ten Terrace Court
PO Box 7398
Madison, WI 53707
608 249 6622

Table of Contents

Executive Summary	1
Introduction	1
Purpose	1
Methodologies	2
Sources	3
Report Limitations	3
Proposed Project Description Summary	4
Proposed Project Unit Matrix	6
Major Findings and Conclusions	7
Project Description	12
Understanding of the Project	12
Problem Definition	12
Development Overview	13
Unit and Development Amenities	14
Location and Market Area Definition	17
Primary Market Area ("PMA")	17
Site Location	18
Site Characteristics	19
Linkages	33
Madison Metro Transit Bus System Map	35
Walk Score	36
Summary of Site Strengths and Weaknesses	37
Population and Households	38
Overall Demographic Analysis Summary	38
PMA Population/Age Distribution	40
PMA Household Distribution Summary	41
Overall Households by Income	42
Senior Households by Income (55+)	47
Senior Households by Income	48
Household by Size	51
Household by Tenure	51
Occupied Housing Units by Age	52
Crime Statistics	54
Employment and Economy	56
Employment by Industry Sector (PMA)	57
Employment by Industry Sector (County)	58
Employment by Occupation (PMA)	59
Employment by Occupation (County)	60
Major Employers	61
State of the Dane County Regional Economy	62
Historical Labor Force, Employment, Unemployment, and Unemployment Rate Table	66
Typical Income by Occupation (MSA vs. State)	68
Occupational Projections	69
Plant Closing Mass Layoffs	70
County Commuting Patterns	72

Drive-Time Map	74
Key Housing Facts	75
Economic Impact of the Mortgage and Credit Crisis	79
Summary	79
Existing Housing Rental Stock	81
Building Permit History	81
Comparable Developments	83
Most Comparable Properties-Senior	124
Most Comparable Properties-Multifamily	126
Potential LIHTC Projects	129
Impact on the Existing Housing Stock	131
Estimation of Achievable LIHTC Rents-Senior	132
Estimation of Achievable LIHTC Rents-Multifamily	133
Estimation of Market Rents	134
Proposed Rental Rate Comparisons	136
Demand Analysis	138
Capture Rate-Senior	138
Capture Rate-Multifamily	144
Penetration Rate-Senior	147
Penetration Rate-Multifamily	148
Absorption Rate	149
Housing Choice Vouchers	150
APPENDIX A: ESRI Demographics	151
APPENDIX B: Market Rent Calculations	152
APPENDIX C: Statement of Limiting Conditions	153
APPENDIX D: Baker Tilly/Market Analyst Resumes	156
APPENDIX E: Utility Allowance Schedule	159

Executive Summary

Introduction

Northpointe Development Corporation (“Developer”) is proposing to construct The Waterford Apartments, a newly constructed forty-nine unit Low-Income Housing Tax Credit (“LIHTC”) independent living senior and multifamily development located on the east side of the City of McFarland, Wisconsin. The development will consist of the new construction of 1, three-story elevator building containing 14, one bedroom/one bathroom units (senior, restricted to households with at least one member age 55 or older), 23, two bedroom/two bathroom units (senior, restricted to households with at least one member age 55 or older) and 2, two-story townhome style buildings consisting of 12, three bedroom/two bathroom units (multifamily, open to residents of all ages) for a total of forty-nine rental units.

The Developer proposes to set aside forty-one of the units for residents earning 30, 50, or 60 percent or less of the Dane County Area Median Income (“AMI”) using the Wisconsin Housing and Economic Development Authority (“WHEDA”) LIHTC Program, with the remaining eight units being rented at prevailing market rental rates targeting residents of all ages.

The subject development site is located on the far east side of the City of McFarland, Wisconsin. More specifically, the site is located at the northeast corner of the intersection of Holscher Road and Broadhead Street, a moderately traveled east/west thoroughfare within the City of McFarland. The site is situated close to newly constructed single-family areas known as Prairie Place and Juniper Ridge. The site is located approximately 8.5 miles southeast of the main downtown area of Madison, Wisconsin, offering the amenities of a larger city.

The existing site decrease in elevation traveling north along the site. Additionally, the existing site slopes significantly downward along its eastern border next to the community-walking path. The site is somewhat irregular in shape but will require minimal infrastructure improvements as the proposed project’s infrastructure will connect with the existing neighboring infrastructure.

The general area consists primarily of single-family neighborhoods north, east, and west of the subject site. To the south of the property, across of Broadhead Street, is an open field, the McFarland Baseball field, and additional single-family neighborhoods. Further north and south of the subject site are single-family neighborhoods. Further east of the subject site is an approximately 33-acre farm field and the Hope Rod and Gun Club. Further west of the subject site are additional single-family neighborhoods and downtown McFarland, which contains a variety of commercial uses.

Purpose

This market study was prepared in accordance with the most recent WHEDA Market Study Guidelines as published by WHEDA as of the date of this report for the purpose of assisting the Developer to determine the availability of WHEDA tax credits or financing for the project.

This market study will assess whether sufficient potential demand exists for the introduction of thirty-seven senior units and twelve multifamily rental units into the proposed development site’s housing market. Potential demand is defined as the pool of income-qualified households that can afford the proposed rents. In this study, demand will be qualified by identifying the following: the lease-up period, the date of estimated sustained occupancy (93 percent occupied at underwritten rents and expenses) in the primary market, and the effect of the newly constructed project on the existing market. The market study will further assess the market demand compatibility for the unit rental rates and other development amenities associated with the proposed rental development.

Methodologies

Methodologies used by Baker Tilly US, LLP (“Baker Tilly”) include the following:

- The primary market area (“PMA”) must first be established before the influences of supply and demand can be assessed. The PMA is defined as the geographic area from which a property is expected to draw the majority of its residents. PMAs are established using a variety of factors including, but not limited to:
 - o A detailed demographic and socioeconomic evaluation
 - o Interviews with area planners, realtors and other individuals who are familiar with area growth patterns
 - o Personal observations by the field analyst
 - o An evaluation of existing housing supply characteristics and trends
- A site visit is conducted in order to identify competing multifamily developments. The site visit is used to measure the overall strength of the apartment market. This is achieved through an evaluation of existing occupancy and rent levels, unit mix, and overall quality of product. In addition, the site visit establishes those projects that are most likely directly comparable to the proposed property. Both Section 42 LIHTC developments and market rate developments that offer unit and project amenities similar to the proposed development are included in the analysis based on the site visit.
- Economic and demographic characteristics of the area are evaluated. The demographic evaluation uses the most recently issued Census information, as well as projections that determine what the characteristics of the market will be when the proposed project opens and when it achieves a stabilized occupancy.

This market study utilizes demographic data obtained from both the US Census and ESRI, a nationally recognized third party provider of demographic data, demographic estimates and demographic projections. Specifically, the data provided by ESRI is known as ESRI Business Analyst Online (“ESRI BAO”). These sources for demographic data are deemed as reliable. Given the transitional nature of the analysis by ESRI BAO, the demographic data presented in this report is a combination of actual 2010 and forecasted 2019 and 2024 demographic data sets. According to ESRI BAO, the latest most reliable Census data is used in their demographic estimates and projections.

- Area building statistics and interviews with officials familiar with area development provide identification of those properties that might be planned or proposed for the area that will have an impact on the marketability of the proposed development.
- A determination of estimated achievable market rent for the proposed subject development is conducted. Using a Rent Comparability Grid, the features of the proposed development are compared with the most comparable properties in the market. Adjustments are made for each feature that differs from that of the proposed subject development. These adjustments are then included with the collected rent resulting in an estimated achievable market rent for a unit comparable to the proposed unit.
- An analysis following WHEDA market study guidelines of the subject project’s required capture of the number of income-appropriate households within the PMA is conducted. This analysis is conducted on a renter household level and a market capture rate is determined for the subject development. This capture rate is compared with acceptable capture rates for similar types of projects to determine whether the subject development’s capture rate is achievable. In addition, Baker Tilly also conducts a comparison of all existing and planned LIHTC housing within the market to the number of income-appropriate households. The resulting penetration rate is evaluated in conjunction with the project’s capture rate.

Sources

Baker Tilly uses various sources to gather and confirm data used in each analysis. These sources include the following:

- The 2010 US Census
- ESRI Business Analyst Online (“ESRI BAO”)
- U.S. Department of Labor
- Local chamber of commerce officials
- Local economic development officials
- Property management for each comparable property included in the survey
- Local planning, zoning, and building officials
- Local housing authority representatives

Report Limitations

The intent of this report is to collect and analyze data to forecast the market success of the subject property within an agreed to time period. Baker Tilly relies on a variety of sources of data to generate this report. These data sources are not always verifiable. Baker Tilly, however, makes a significant effort to assure accuracy. While this is not always possible, we believe our effort provides an acceptable standard margin of error. Baker Tilly is not responsible for errors or omissions in the data provided by other sources.

The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and is our personal, unbiased professional analyses, opinions and conclusions. We have no present or prospective interest in the property that is the subject of this report and we have no personal interest or bias with respect to the parties involved. Our compensation is not contingent on an action or event (such as the approval of a loan) resulting from the analyses, opinions, conclusions in or the use of this study.

Proposed Project Description Summary

The Waterford Apartments Development Overview Summary	
Project Name:	The Waterford Apartments
Project Location:	3596 County Highway MN McFarland, WI 53558
US Census tract:	0105.02
Project Description:	The Developer is proposing to construct The Waterford Apartments, a newly constructed forty-nine unit LIHTC independent living senior and multifamily development located on the east side of the City of McFarland, Wisconsin. The development will consist of the new construction of 1, three-story elevated building containing 14, one bedroom/one bathroom units (senior, restricted to households with at least one member age 55 or older), 23, two bedroom/two bathroom units (senior, restricted to households with at least one member age 55 or older) and 2, two-story townhome style buildings consisting of 12, three bedroom/two bathroom units (multifamily, open to residents of all ages) for a total of forty-nine rental units.
# of Units:	49
# of Income Restricted Units:	41
AMI Target Market:	The Developer proposes to set aside forty-one of the units for residents earning 30, 50, or 60 percent or less of the Dane County AMI using the WHEDA LIHTC Program, with the remaining eight units being rented at prevailing market rental rates targeting residents of all ages.
Tenancy Restrictions:	37 senior units, residents over the age of 55 <i>(per WHEDA market study guidelines, demand calculations will be based on households over the age of 65)</i> 12 multifamily units, open to residents of all ages
Existing Site Conditions:	The subject development site is located on the far east side of the City of McFarland, Wisconsin. More specifically, the site is located at the northeast corner of the intersection of Holscher Road and Broadhead Street, a moderately traveled east/west thoroughfare within the City of McFarland. The site is situated close to newly constructed single-family areas known as Prairie Place and Juniper Ridge. The site is located approximately 8.5 miles southeast of the main downtown area of Madison, Wisconsin, offering the amenities of a larger city. The existing site decrease in elevation traveling north along the site. Additionally, the existing site slopes significantly downward along its eastern border next to the community-walking path. The site is somewhat irregular in shape but will require minimal infrastructure improvements as the proposed project's infrastructure will connect with the existing neighboring infrastructure.

The Waterford Apartments Development Overview Summary

**Existing Site Conditions:
(continued)**

The general area consists primarily of single-family neighborhoods north, east, and west of the subject site. To the south of the property, across of Broadhead Street, is an open field, the McFarland Baseball field, and additional single-family neighborhoods. Further north and south of the subject site are single-family neighborhoods. Further east of the subject site is an approximately 33-acre farm field and the Hope Rod and Gun Club. Further west of the subject site are additional single-family neighborhoods and downtown McFarland, which contains a variety of commercial uses.

Current Occupancy

N/A, new construction

Utility Arrangement:

Unit water, sewer, trash removal, hot water, and heat (for senior units) will be included in the rent. Unit water, sewer, and trash removal (for family units) will be included in the rent. Based upon estimates provided by the Developer, unit utilities are estimated to be an additional \$50 to \$133 per month.

Project Based Rental Assistance:

N/A

Unit Amenities

The proposed unit amenities include kitchen appliances (refrigerator, range/oven, dishwasher, disposal, microwave), in-unit washer/dryer, patios/balconies, central air-conditioning, window treatments, cable TV/computer internet hookups, and included internet.

Common Area Amenities:

The proposed development amenities include controlled entry with intercom (senior building), security lighting and cameras, on-site management, elevator (senior building), community room (senior building), fitness center (senior building), community patio, beauty salon (senior building), library (senior building), parcel room (senior building) and individual storage (included).

Parking:

49 surface parking stalls (included in the rent)
58 underground parking stalls (\$55/month)-Senior building and Townhomes

On-Site Supportive Services:

N/A

Construction Start Date:

September 2021

Occupancy Date:

March 2023

Proposed Project Unit Matrix

The Waterford Apartments Proposed Unit Mix							
# of Units	Unit Type	% of AMI	Net Rent \$/Mo.	Utility Allowance	Gross Rents	2020 Dane County Maximum Rent	Size (SF)
Senior							
10	1 BR/1 BA	30%	\$513	\$50	\$563	\$563	720
3	1 BR/1 BA	50%	\$888	\$50	\$938	\$938	720
1	1 BR/1 BA	60%	\$1,019	\$50	\$1,069	\$1,126	720
9	2 BR/2 BA	50%	\$1,063	\$63	\$1,126	\$1,126	1,070
10	2 BR/2 BA	60%	\$1,220	\$63	\$1,283	\$1,351	1,070
4	2 BR/2 BA	MKT	\$1,485	\$63	\$1,548	N/A	1,070
37	Senior Total						
Family							
8	3 BR/2.5 BA	50%	\$1,165	\$133	\$1,298	\$1,301	1,520
4	3 BR/2.5 BA	MKT	\$1,750	\$133	\$1,883	N/A	1,520
12	Family Total						
49	Grand Total						

Note: Unit water, sewer, trash removal, hot water, and heat will be included in the rent for senior units. Unit water, sewer, and trash removal will be included in the rent for family units.

Major Findings and Conclusions

Below is a summary of the general findings and recommendations with respect to the market.

- Based on the scope of the research conducted and the analyst's professional opinion, sufficient potential demand exists for the introduction of thirty-seven senior and twelve multifamily rental units at the proposed site in McFarland, Wisconsin. The site location and scope of development make the proposed development marketable in the prevailing rental market. Based on the scope of the research conducted, the site is deemed as an average location for multifamily housing. In addition, the proposed unit mix, unit sizes, rents, and amenities are appropriate for the intended use and targeted market, and the development is consistent with the competition within the PMA.
- Based on the scope of the research conducted and the analyst's professional opinion, the proposed development is feasible from a market perspective, and a market exists for the development as proposed. The prospect for long-term performance of the property is positive given the housing, demographic trends, and economic factors. Although the proposed development may directly compete for residents with the comparable developments, the proposed development will not have a material negative impact on the existing housing market including the LIHTC Section 42 housing, other affordable housing properties (Section 8, 515, 236, and public housing), or market rate housing. Based on discussions with numerous managers of competing developments in the PMA, the key to the long-term success of the proposed development is proactive management. Also, based on the research conducted, we have no recommendations for improvement or modifications to the proposed project.
- The following overall development strengths and weaknesses were noted during the course of this analysis:

Strengths

- o The site is located closely to the interchange of I-90 and US-12 to the north, and US-51 to the west, allowing easy access to surrounding communities in all directions.
- o The site is located approximately 8.5 miles south of the main downtown area of Madison, Wisconsin, offering the amenities of a larger city.
- o The site has positive neighboring uses, with newly developed subdivisions and several parks within walking distance.
- o The overall population is projected to increase by approximately 1,170 people per year for the five years ending in 2024, resulting in an overall gain of 6.6 percent. The number of households is projected to increase at a rate of about 491 per year for a gain of 6.7 percent.
- o ESRI BIS projects the senior household growth to be greater than that of the average general household growth. The senior household growth is projected at 10.6 percent from 2019 to 2024, adding approximately 359 senior households annually.
- o The multifamily rental market within or near the PMA is considered strong by generally accepted standards, with a total of thirty-four vacancies for a 2.4 percent vacancy rate (1.5 with applications pending).
- o Without making any adjustments for location, size of units, age of developments, or amenities offered, it appears that the subject development's proposed rental rates are consistent with the existing LIHTC comparables and are likely acceptable.
- o Our analysis suggests that all units are equal to or below allowable tax credit rent limits. The proposed rents are 94.9 to 100.0 percent of the 2020 Dane County Maximum Rent and are therefore compliant with Dane County maximum rent levels.
- o All of the proposed set side rents are 44.3 to 87.9 percent of estimated achievable market rents representing greater than a 10 percent discount to market rate rental rates in the PMA.
- o Calculated demand and penetration ratio ranges fall well below the typical maximum thresholds for senior and family housing developments in similar sized communities. Therefore, the number of units appears reasonable and subject to other market conditions will likely be absorbed.

Weaknesses

- o The subject site has a Walk Score of 14 out of 100. This location is considered “Car-Dependent” meaning almost all errands require a car.
 - o The site is not within easy walking distance of a large, full-service grocery store.
 - o The site is not within easy walking distance of Metro Bus Route 31, the only bus route servicing McFarland.
- The strongest potential demand for housing associated with the development is anticipated to originate from within the PMA. A consensus among those persons interviewed, a review of the retail shopping patterns, a review of the commuting and transportation linkages for the surrounding area, a review of the employment base within the community, and a driving tour of the surrounding area indicate that the predominant PMA for the housing proposed for the Subject Property is generally bounded by Interstate 94 to the north, US Highway to the west, Highway W to the east, and the Dane County/Rock County border to the south.

Based on the site's pedestrian linkages, convenient access to major thoroughfares, proximity to numerous major employers, and discussions with property managers of potentially competing developments, it is likely that 20 to 25 percent of the residents that ultimately rent from the proposed development will originate from outside the PMA (most likely from other areas of Dane County). However, as a conservative approach, only the population from within the PMA was analyzed in this study.

- ESRI BIS provided the demographic data for the analysis based on the 2000 and 2010 US census data. According to the US Census Bureau and the ESRI BIS actual 2010 and forecasted 2019 and 2024 demographic data sets, the overall population is projected to increase by approximately 1,170 people per year for the five years ending in 2024, resulting in an overall gain of 6.6 percent. The number of households is projected to increase at a rate of about 491 per year for a gain of 6.7 percent. A greater increase is projected in owner occupied units than in renter occupied units.

Demographic Summary					
Description	2010 US Census	2019 ESRI Forecasts	2024 ESRI Forecasts	% Change 2019-2024	Annual Change 2019-2024
Population	79,688	89,196	95,048	6.6%	1,170.4
Households	32,676	36,687	39,143	6.7%	491.2
Families	21,343	23,694	25,186	6.3%	298.4
Average Household Size	2.42	2.41	2.41	-	-
Owner Occupied Housing Units	23,590	25,952	28,022	8.0%	414
Renter Occupied Housing Units	9,086	10,735	11,121	3.6%	77.2
Median Age	40	41	42	-	-

Source: U.S. Census Bureau, Census 2010 Summary File 1. ESRI Forecasts for 2019 and 2024.

- Twenty-six comparable developments were identified and inventoried for a total of 1,397 rental units within or near the PMA. The multifamily rental market within or near the PMA is considered strong by generally accepted standards, with a total of thirty-four vacancies for a 2.4 percent vacancy rate (1.5 with applications pending).

Comparable Development Occupancy Summary					
Development Type	Number of Developments	Number of Units	Vacant Units	Vacancy Rate	Vacancy Rate with Apps. Pending
LIHTC Section 42 Senior	4	294	4	1.3%	0.0%
LIHTC Section 42 Family	8	484	24	4.9%	3.3%
Market Rate Family	14	619	6	0.9%	0.8%
Overall	26	1,397	34	2.4%	1.5%

- The most comparable developments include Waubesa Village (map #13), Farwell Place (map #14), Jefferson Crossing (map #17), The Commons at Foxboro (map #18), Bergamont Townhomes (map #19), Nordic Ridge (map #21), and Humble Oaks (map #27). The rents utilized in the analysis were provided by the property manager.

Market rate calculations were based on the most prevalent unit types for the one, two, and three bedroom apartment units within family developments located in the PMA.

Summary of Estimated Achievable Market Rents			
Development	1 BR	2 BR	3 BR
Estimated Achievable Market Rents Minimum	\$1,081	\$1,308	\$1,653
Estimated Achievable Market Rents Maximum	\$1,178	\$1,491	\$1,928
Estimated Achievable Market Rents Average	\$1,124	\$1,411	\$1,790

Due to the strengths and weaknesses of all the comparable developments, we have used an average of all the comparables as the primary indicators of value. Market rate calculations were based on the proposed development's most prevalent unit type for the one, two, and three bedroom apartment units. Calculated achievable rental rates represent an approximation.

Summary of General Occupancy Estimated Achievable Market Rents			
Unit Type	Base Market Rent per Month	Average Unit Size (SF)	Rent per SF
1 BR/1 BA	\$1,160	720	\$1.53
2 BR/2 BA	\$1,485	1,070	\$1.46
3 BR/2 BA	\$1,750	1,520	\$1.42

- Our analysis suggests that all of the proposed set side rents are 46.9 to 90.0 percent of estimated achievable market rents representing greater than a 10 percent discount to market rate rental rates in the PMA.

Proposed The Waterford Apartments Rents versus Estimated Achievable Net Market Rents					
# of Units	Unit Type	% of AMI	Net Rent \$/Mo.	Estimated Achievable Net Market Rents	Ratio of Proposed Net Rents to Estimated Achievable Net Market Rents
10	1 BR/1 BA	30%	\$513	\$1,160	44.2%
3	1 BR/1 BA	50%	\$888	\$1,160	76.6%
1	1 BR/1 BA	60%	\$1,019	\$1,160	87.8%
9	2 BR/2 BA	50%	\$1,063	\$1,485	71.6%
10	2 BR/2 BA	60%	\$1,220	\$1,485	82.2%
4	2 BR/2 BA	MKT	\$1,485	\$1,485	100.0%
37	Senior Total				
Family					
8	3 BR/2.5 BA	50%	\$1,165	\$1,750	66.6%
4	3 BR/2.5 BA	MKT	\$1,750	\$1,750	100.0%
12	Family Total				
49	Grand Total				

Senior Portion Demand

- A normative estimate of 1,959 renter-only income-qualified households over the age of 65 are projected to be potential residents of the proposed senior portion of the development. The introduction of thirty-seven senior units will need to capture between 1.6 percent and 2.2 percent of the estimated renter households in the income eligible cohort of the PMA. The normative estimate is approximately 1.9 percent. This range falls below the typical maximum 15 percent threshold for senior housing developments in similar sized communities. Given the current strength of the LIHTC and market rate market within or near the PMA, the number of units proposed is likely acceptable.
- The results of the penetration rate analysis indicate that the PMA has a LIHTC penetration rate of 16.0 percent (including the subject property) indicating that the PMA is not over saturated with LIHTC income restricted senior housing.

Multifamily Portion Demand

- A normative estimate of 3,030 renter-only income-qualified households under the age of 65 are projected to be potential residents of the proposed multifamily portion of the development. The introduction of twelve multifamily units will need to capture between 0.3 percent and 0.5 percent of the estimated renter households in the income eligible cohort of the PMA. The normative estimate is approximately 0.4 percent. This range falls below the typical maximum 15 percent threshold for multifamily housing developments in similar sized communities. Given the current strength of the LIHTC and market rate market within the PMA, the number of units proposed is likely acceptable.
- The results of the penetration rate analysis indicate that the PMA has a LIHTC penetration rate of 24.7 percent (including the subject property) indicating that the PMA is not over saturated with LIHTC income restricted three bedroom multifamily housing.
- Based on discussions with property managers in the PMA, the low vacancy rates for the senior and family developments in the PMA, and examples of recent LIHTC developments' initial lease-up, the likely absorption of the units at the proposed development is conservatively eight units per month for the senior portion and ten units per month for the family portion of the development.

The Developer indicated that the property manager will conduct a substantial amount of preleasing. Based on the low vacancy rate for the developments that are deemed competitive to the proposed development, it is reasonable to assume that the development will open with 40 percent of the units preleased. Based on an eight to ten unit per month absorption rate combined with 40 percent of the units preleased at the development's opening, a two to three month lease-up period is expected for the senior units and a less than one month lease-up period is expected for the family units based upon a 93 percent stabilized occupancy rate. The absorption is calculated as follows:

The Waterford Apartments Absorption Calculation	
	Senior Portion
Total Units	37
Stabilized Occupancy	93%
Total Units to be Leased	34
Less: Units Preleased (40%)	(14)
Remaining Units	20
Absorption Rate	8
Number of Months to Reach Stabilized Occupancy	2 to 3 months

The Waterford Apartments Absorption Calculation	
	Family Portion
Total Units	12
Stabilized Occupancy	93%
Total Units to be Leased	11
Less: Units Preleased (40%)	(4)
Remaining Units	7
Absorption Rate	10
Number of Months to Reach Stabilized Occupancy	<1 month

Our absorption projections assume the household trends will continue and that no other projects targeting a similar income group are developed during the projection period. In addition, we assume the Developer will utilize a professional management company and will market to areas outside of the PMA given the intended target market.

Project Description

Understanding of the Project

This market study serves to assess the multifamily housing market in the City of McFarland, Wisconsin for the development of The Waterford Apartments, a proposed newly constructed thirty-seven unit senior and twelve unit multifamily rental housing development. Establishing the lease-up period, the date of estimated sustained occupancy (93 percent occupied at underwritten rents and expenses), and the effect of the newly developed project on the existing market will provide necessary information to determine the market for the proposed development.

This market study was prepared in accordance with the most recent WHEDA Market Study Guidelines as published by WHEDA as of the date of this report for the purpose of assisting the Developer to determine the availability of WHEDA tax credits or financing for the project. The scope of this market study will also include:

- a visual analysis of the property
- a determination of the PMA
- an evaluation of the socio-demographic characteristics of the population
- a survey of the comparable, existing, proposed, and zoned market rate and LIHTC rental projects in the PMA
- an analysis of the historic, current and forecasted absorption rates and occupancy levels in the PMA
- an analysis of the supply-demand relationship for the rental units
- an executive summary including findings and recommendations regarding the overall market study

This analysis is based upon secondary information provided by the US Census Bureau and other local, state, and private agencies. In addition, primary information was collected through interviews with the Developer, public officials, and knowledgeable real estate professionals in the community. A site visit by Sam Bucheger, a representative of Baker Tilly US, LLP, was conducted on May 12, 2020.

Problem Definition

This market study will assess whether sufficient potential demand exists for the introduction of thirty-seven senior and twelve multifamily rental units into the proposed development site's housing market. Potential demand is defined as the pool of income-qualified households that can afford the proposed rents. In this study, demand will be qualified by identifying the following: the lease-up period, the date of estimated sustained occupancy (93 percent occupied at underwritten rents and expenses) in the primary market, and the effect of the newly constructed project on the existing market. The market study will further assess the market demand compatibility for the unit rental rates and other development amenities associated with the proposed senior and multifamily rental development.

Development Overview

The Developer is proposing to construct The Waterford Apartments, a newly constructed forty-nine unit LIHTC independent living senior and multifamily development located on the east side of the City of McFarland, Wisconsin. The development will consist of the new construction of 1, three-story elevated building containing 14, one bedroom/one bathroom units (senior, restricted to households with at least one member age 55 or older), 23, two bedroom/two bathroom units (senior, restricted to households with at least one member age 55 or older) and 2, two-story townhome style buildings consisting of 12, three bedroom/two bathroom units (multifamily, open to residents of all ages) for a total of forty-nine rental units.

The Developer proposes to set aside forty-one of the units for residents earning 30, 50, or 60 percent or less of the Dane County AMI using the WHEDA LIHTC Program, with the remaining eight units being rented at prevailing market rental rates targeting residents of all ages.

Unit water, sewer, trash removal, hot water, and heat (for senior units) will be included in the rent. Unit water, sewer, and trash removal (for family units) will be included in the rent. Based upon estimates provided by the Developer, unit utilities are estimated to be an additional \$50 to \$133 per month. The projected rents are indicated in the following table along with the most recent (2020) Dane County maximum rents allowed by WHEDA.

The Waterford Apartments Proposed Unit Mix							
# of Units	Unit Type	% of AMI	Net Rent \$/Mo.	Utility Allowance	Gross Rents	2020 Dane County Maximum Rent	Size (SF)
Senior							
10	1 BR/1 BA	30%	\$513	\$50	\$563	\$563	720
3	1 BR/1 BA	50%	\$888	\$50	\$938	\$938	720
1	1 BR/1 BA	60%	\$1,019	\$50	\$1,069	\$1,126	720
9	2 BR/2 BA	50%	\$1,063	\$63	\$1,126	\$1,126	1,070
10	2 BR/2 BA	60%	\$1,220	\$63	\$1,283	\$1,351	1,070
4	2 BR/2 BA	MKT	\$1,485	\$63	\$1,548	N/A	1,070
37	Senior Total						
Family							
8	3 BR/2.5 BA	50%	\$1,165	\$133	\$1,298	\$1,301	1,520
4	3 BR/2.5 BA	MKT	\$1,750	\$133	\$1,883	N/A	1,520
12	Family Total						
49	Grand Total						

Note: Unit water, sewer, trash removal, hot water, and heat will be included in the rent for senior units. Unit water, sewer, and trash removal will be included in the rent for family units.

Unit and Development Amenities

The Developer is proposing to construct The Waterford Apartments, a newly constructed forty-nine unit LIHTC independent living senior and multifamily development located on the east side of the City of McFarland, Wisconsin. The development will consist of the new construction of 1, three-story elevator building containing 14, one bedroom/one bathroom units (senior, restricted to households with at least one member age 55 or older), 23, two bedroom/two bathroom units (senior, restricted to households with at least one member age 55 or older) and 2, two-story townhome style buildings consisting of 12, three bedroom/two bathroom units (multifamily, open to residents of all ages) for a total of forty-nine rental units.

- Controlled entry with intercom (senior building)
- Security lighting and cameras
- On-site management
- Elevator (senior building)
- Community room (senior building)
- Community patio
- Fitness center (senior building)
- Beauty salon (senior building)
- Library (senior building)
- Parcel room (senior building)
- Individual storage (included)
- Picnic area
- Walking path
- 49 surface parking stalls (included in the rent)
- 58 underground parking stalls (\$55/month)-Senior building and Townhomes

Unit amenities and building attributes would generally include the following:

- Appliances (refrigerator, range/oven, dishwasher, disposal, microwave)
- In-unit washer/dryer
- Patios/balconies
- Central air-conditioning
- Window treatments
- Ceiling fan
- Cable TV/computer internet hookups
- Internet included

Construction of the development is proposed to commence in September 2021 with initial occupancy slated for March 2023. Premarketing will begin six months prior to occupancy.

The Waterford Preliminary Site Plan



kba
knothe + bruce
ARCHITECTS
Phone: 768 University Ave. Ste 201
405 85,000 Madison, WI 53706

BLSD
Village of Northpointe, September 17, 2020

PROJECT TITLE
Northpointe
Development

Broadhead Street
McFarland, Wisconsin
PROJECT TITLE
Site Plan

9-10-2020

C-1.1
PROJECT NO. 2024
© Knothe & Bruce Architects, LLC

The Waterford Preliminary Elevation



Elevation Along Broadhead St.



Elevation Along Holscher Rd.

Concept Elevations
Holscher Rd.
McFarland, WI
July 22, 2020



Location and Market Area Definition

Primary Market Area (“PMA”)

The PMA is defined as a geographic area from which a property is expected to draw the majority of its residents. Additionally, the PMA is the area in which similar properties compete with the subject property for tenants. The PMA for the proposed development must first be established before the influences of supply and demand can be assessed.

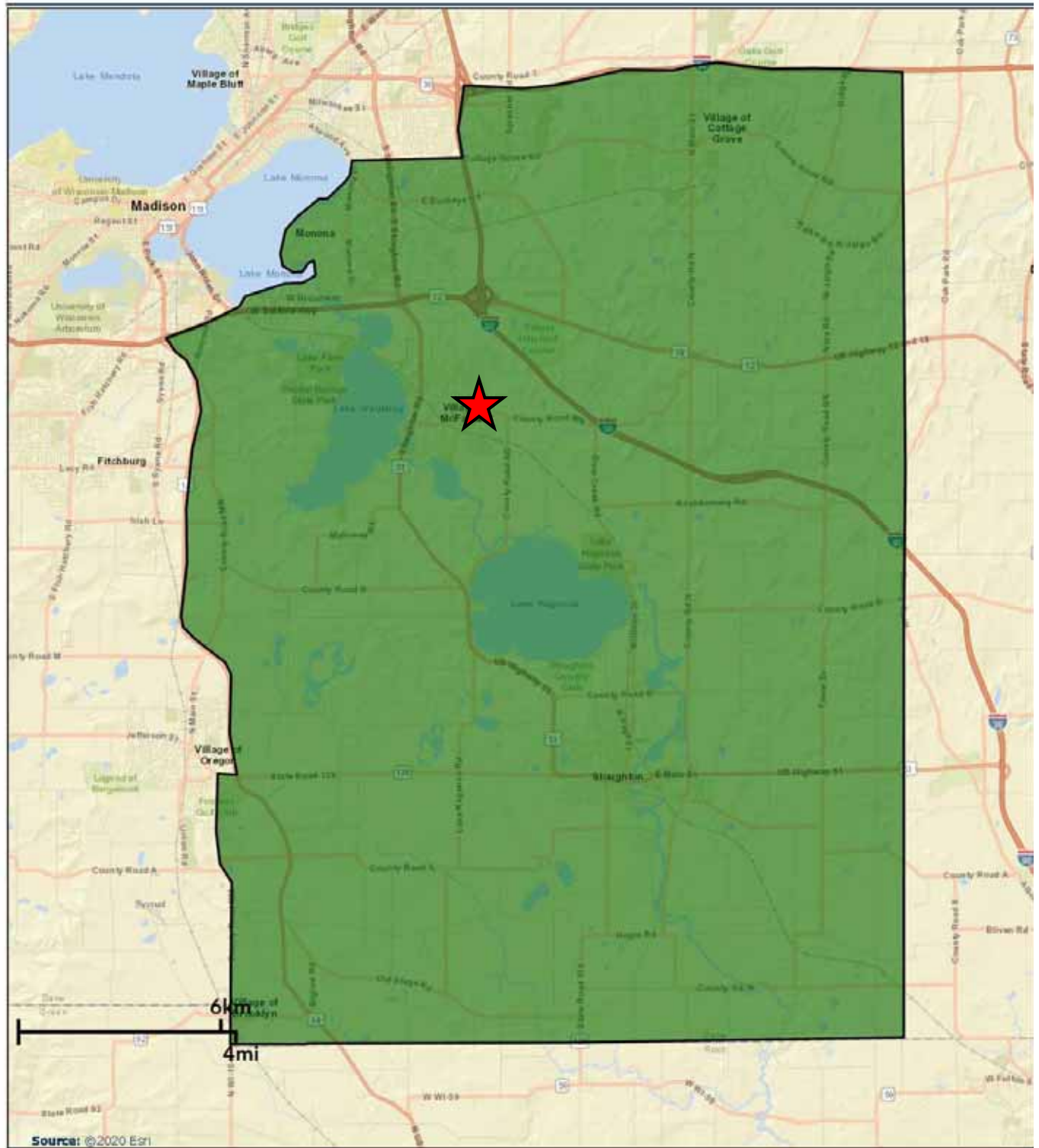
The subject development site is located on the far east side of the City of McFarland, Wisconsin. More specifically, the site is located at the northeast corner of the intersection of Holscher Road and Broadhead Street, a moderately traveled east/west thoroughfare within the City of McFarland. The site is situated close to newly constructed single-family areas known as Prairie Place and Juniper Ridge. The site is located approximately 8.5 miles southeast of the main downtown area of Madison, Wisconsin, offering the amenities of a larger city.

Interviews were conducted with property managers or potentially competing developments, the McFarland and Madison planning departments and other city and county officials. A consensus among those interviewed indicated that a predominant primary market for the development exists.

The strongest potential demand for housing associated with the development is anticipated to originate from within the PMA. A consensus among those persons interviewed, a review of the retail shopping patterns, a review of the commuting and transportation linkages for the surrounding area, a review of the employment base within the community, and a driving tour of the surrounding area indicate that the predominant PMA for the housing proposed for the Subject Property is generally bounded by Interstate 94 to the north, US Highway to the west, Highway W to the east, and the Dane County/Rock County border to the south.

Based on the site’s pedestrian linkages, convenient access to major thoroughfares, proximity to numerous major employers, and discussions with property managers of potentially competing developments, it is likely that 20 to 25 percent of the residents that ultimately rent from the proposed development will originate from outside the PMA (most likely from other areas of Dane County). However, as a conservative approach, only the population from within the PMA will be analyzed in this study.

A map of the PMA is included on the following page.



May 11, 2020

Site Location

Site Characteristics

This section includes a detailed description of the development site based upon the analyst's physical review of the development site on May 26, 2020.

The subject development site is located on the far east side of the City of McFarland, Wisconsin. More specifically, the site is located at the northeast corner of the intersection of Holscher Road and Broadhead Street, a moderately traveled east/west thoroughfare within the City of McFarland. The site is situated close to newly constructed single-family areas known as Prairie Place and Juniper Ridge. The site is located approximately 8.5 miles southeast of the main downtown area of Madison, Wisconsin, offering the amenities of a larger city.

The existing site decrease in elevation traveling north along the site. Additionally, the existing site slopes significantly downward along its eastern border next to the community-walking path. The site is somewhat irregular in shape but will require minimal infrastructure improvements as the proposed project's infrastructure will connect with the existing neighboring infrastructure.

The general area consists primarily of single-family neighborhoods north, east, and west of the subject site. To the south of the property, across of Broadhead Street, is an open field, the McFarland Baseball field, and additional single-family neighborhoods. Further north and south of the subject site are single-family neighborhoods. Further east of the subject site is an approximately 33-acre farm field and the Hope Rod and Gun Club. Further west of the subject site are additional single-family neighborhoods and downtown McFarland, which contains a variety of commercial uses.

The following are descriptions of the various uses in all directions from the subject site:

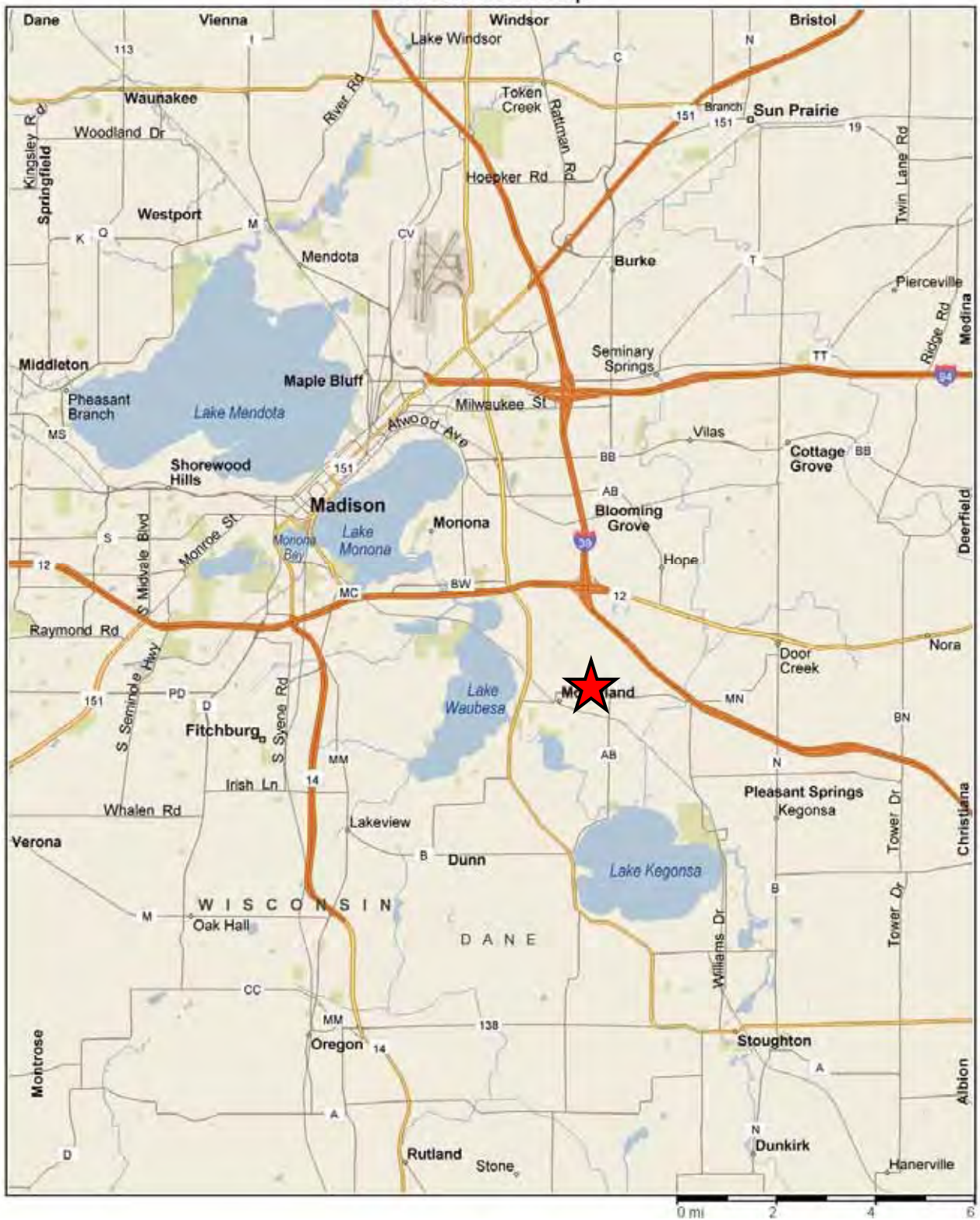
- North:** Directly north of the subject site is the Juniper Ridge neighborhood, a subdivision recently developed by Veridian Homes. Homes in this neighborhood range from 3 bedroom/2 baths to 4 bedroom/2.5 baths, and range in size from 1,764 square feet to 2,446 square feet. Of the 193 total lots, 4 home sites are available, 13 total sites are reserved for future development, and 15 sites are unsold move-in ready homes. The development contains a park with 6 fitness stations, a playground, and walking trails. Further north of the site is Risen Savior Church (5001 Holscher Road) and Siggelkow Road, the second most traveled thoroughfare in McFarland which runs east/west. North of Siggelkow Road is a residential neighborhood with homes built in the mid 2000's. Homes in this neighborhood are on average sized suburban lots and are well-kept. Approximately 4.9 miles north is Ho-Chunk Gaming Madison (4002 Evan Acres Road) and Yahara Hills Golf Course (6701 US-12), a 36-hole regulation golf course that extends over 400-acres. Additionally, the I-90 and US-12 interchange is approximately 4.9 miles north, and can be accessed via County Highway AB.
- South:** Directly south of the subject site, across Broadhead Street, a moderately traveled east/west thoroughfare, is an open field and the McFarland Baseball Field (6001 Osborn Drive). Further south are residential neighborhoods consisting of four-flat homes, duplexes, and single-family homes. Single-family homes in this neighborhood are well-kept and were built in the late 1990's and early 2000's on average sized suburban lots. Approximately 0.2 miles south of the subject is Highland Oaks Park, a neighborhood park that has a shelter, basketball court, sand area, playset, green space, and bike paths that connect to Holscher Road and Osborn Drive. Approximately 0.8 miles south is the John Urso Community Park, which has walking paths, greenspaces, parking, and the McFarland Dog Park. Adjacent to John Urso Park is Orchard Hill Park, a former apple orchard that has greenspaces and walking paths.

- East: Directly east of the subject site is the Prairie Place neighborhood, a subdivision recently developed by Tim O'Brien Homes. Of the 55 lots in this subdivision, 52 lots are sold, 2 lots are currently for sale without improvements, and 1 lot is for sale with a move-in ready home. Homes in this subdivision range from 3 to 5 bedrooms and 2 to 3 baths and are 1,500 square feet and larger. Further east of the subject property are farm fields and approximately 1.5 miles east is County Highway AB, which connects to I-90 and US Highway 12. Further northeast of the property is the Hope Rod and Gun Club (3435 Siggelkow Road) and further southeast of the property is Rocking L Acres (2964 County Road AB) and Trees on Wheels (3290 Elvehjem Road)
- West: Directly west of the site, across of Holscher Road, a moderately traveled north/south thoroughfare, is a residential neighborhood consisting of single-family homes and duplexes. Homes in this neighborhood are well-kept and were built in the late 1990's and early 2000's on average sized suburban lots. Further west is the Woodland Estates Park, which consists of greenspace, tables, an open-air shelter, playset, soccer field, volleyball court, and a basketball hoop. Approximately 0.4 and 0.6 miles west are the McFarland United Church of Christ (5710 Anthony Street) and McFarland Lutheran Church (5529 Marsh Road), respectively. Approximately one mile west is Farwell Street, which the Village of McFarland defines as the entry point of the community and the downtown gateway. Along Farwell Street is McFarland High School (5103 Farwell Street), McFarland True Value (5210 Farwell Street), Gingerbread House Preschool (5224 Farwell Street), McFarland Liquors (4716 Farwell Street), Culver's (4700 Farwell Street), Kwik Trip (4701 Farwell Street), Angelo's McFarland (4706 Farwell Street), among other commercial uses. US-51, the most traveled thoroughfare in McFarland, intersects Farwell Street approximately 1.6 miles west of the site and runs north/south. Northwest of the site are residential neighborhoods that consist of well-kept single-family homes on average sized suburban lots built in the early 2000's. Approximately 0.8 miles northwest of the site is Cedar Ridge Park, which contains greenspace, tables, a playset, walking/bicycle paths, and a soccer field. Approximately 1.3 miles northwest is the nearest Metro bus stop. Route 31 stops at the intersection of Calico Court and Marsh Road and travels 6.1 miles northwest to the East Transfer Point. Approximately 1.4 miles northwest is the McFarland Community Ice Arena (4812 Marsh Road). The ice arena is the first Olympic ice sheet in south central Wisconsin, and is home to McFarland High School Hockey, Southern Wisconsin Figure Skating Club, McFarland Youth Hockey Association, and other adult recreational hockey leagues. Southwest of the site are residential neighborhoods with well-kept single-family homes built on average sized suburban lots in the late 1980's. Further southwest is Grandview Park, a 25.6-acre nature conservancy, Marsh Woods Park, a wetland area and nature conservancy, and Legion Memorial and Lewis Parks, two adjacent community parks.

Overall, the site offers average vehicular linkages and below average pedestrian linkages with its location on Broadhead Street and Holscher Road. Given its location along Broadhead Street, a moderately traveled thoroughfare, the site will benefit from adequate drive-by exposure. The site is located next to newly developed subdivisions and several parks, positive neighboring uses for both senior and multifamily developments. Given the site's average vehicular linkages and below average pedestrian linkages, drive-by exposure, and above average neighboring uses, the subject site is considered an average location for the development of Low-Income Housing Tax Credit ("LIHTC") independent living senior and multifamily development

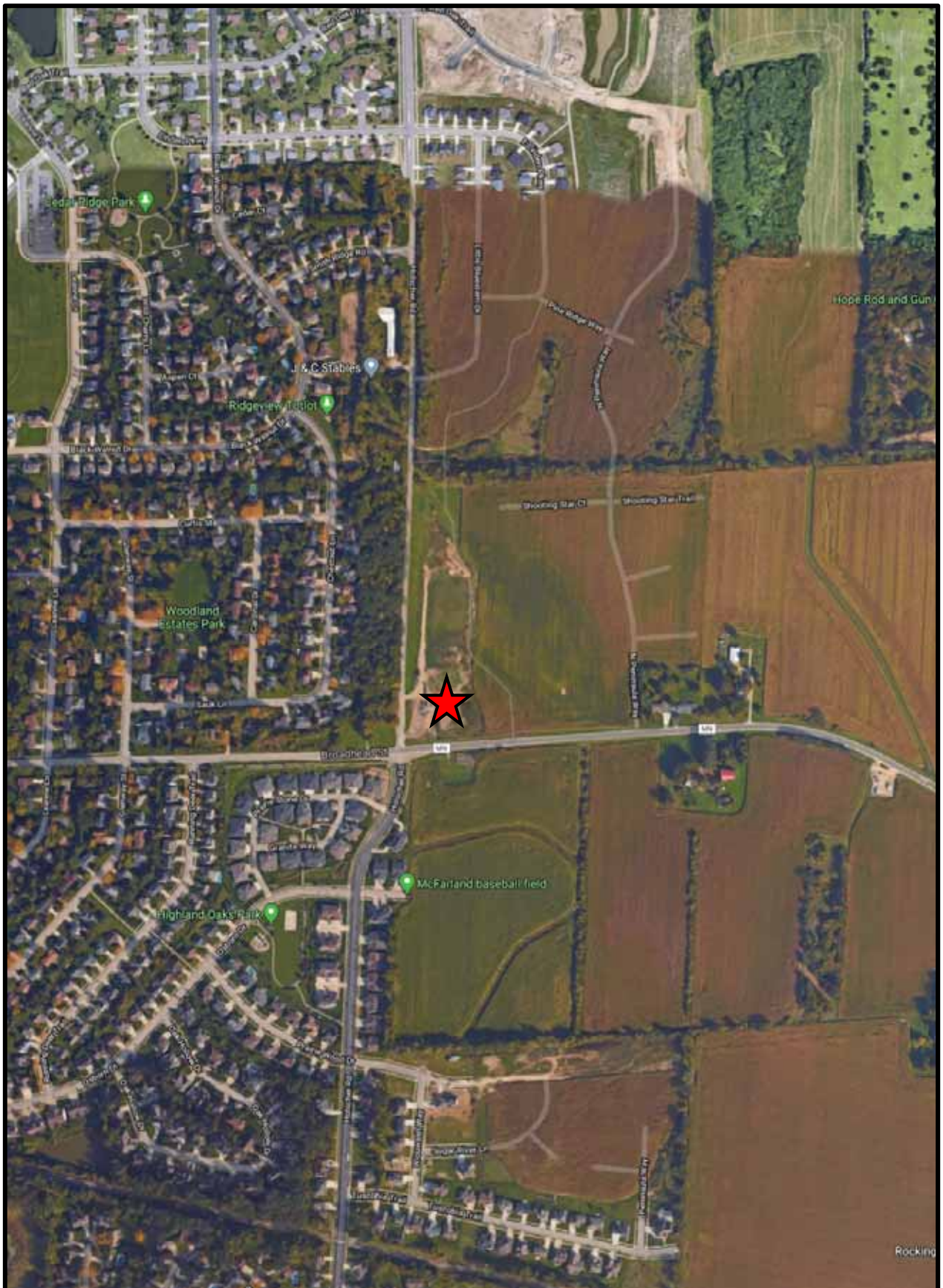
Baker Tilly is not an expert in environment matters. In a cursory visual review of the property, no obvious environmental problems or objectionable adjacent land uses were noted. Baker Tilly offers no guarantees with respect to any environmental matters and suggests that the Owner hire an expert in environmental matters to test the property if any concerns exist.

Site Location Map





The Waterford Apartments Site Aerial



The Waterford Apartments Site Aerial





Looking Northwest Across the Site



Looking North from Southeast Corner of Site



Looking Northeast from Southeast Corner of Site



Looking East from Southeast Corner of Site



Looking South from Southeast Corner of Site



Looking Southwest from Southeast Corner of Site



Looking West from Southeast Corner of Site



Looking Northwest from Eastern Boundary



Looking West Across Site



Looking Southwest Across Site



Looking West from Northeast Corner of Site



Looking Northwest from Northeast Corner of Site



Looking North from Northeast Corner of Site



Looking Northeast from Northeast Corner of Site



Looking East from Northeast Corner of Site



Looking Southeast from Northeast Corner of Site



Looking South Across Site



Looking Southeast Across Site



Looking South from Northwest Corner of Site



Looking West from Northwest Corner of Site



Looking Northwest from Northwest Corner of Site



Looking North from Northwest Corner of Site



Looking East from Northwest Corner of Site



Looking South from Western Boundary of Site



Looking North from Western Boundary of Site



Looking East Across Site



Looking East from Southwest Corner of Site



Looking Southeast from Southwest Corner of Site



Looking South from Southwest Corner of Site



Looking Southwest from Southwest Corner of Site



Looking West from Southwest Corner of Site



Looking Northeast from Southwest Corner of Site

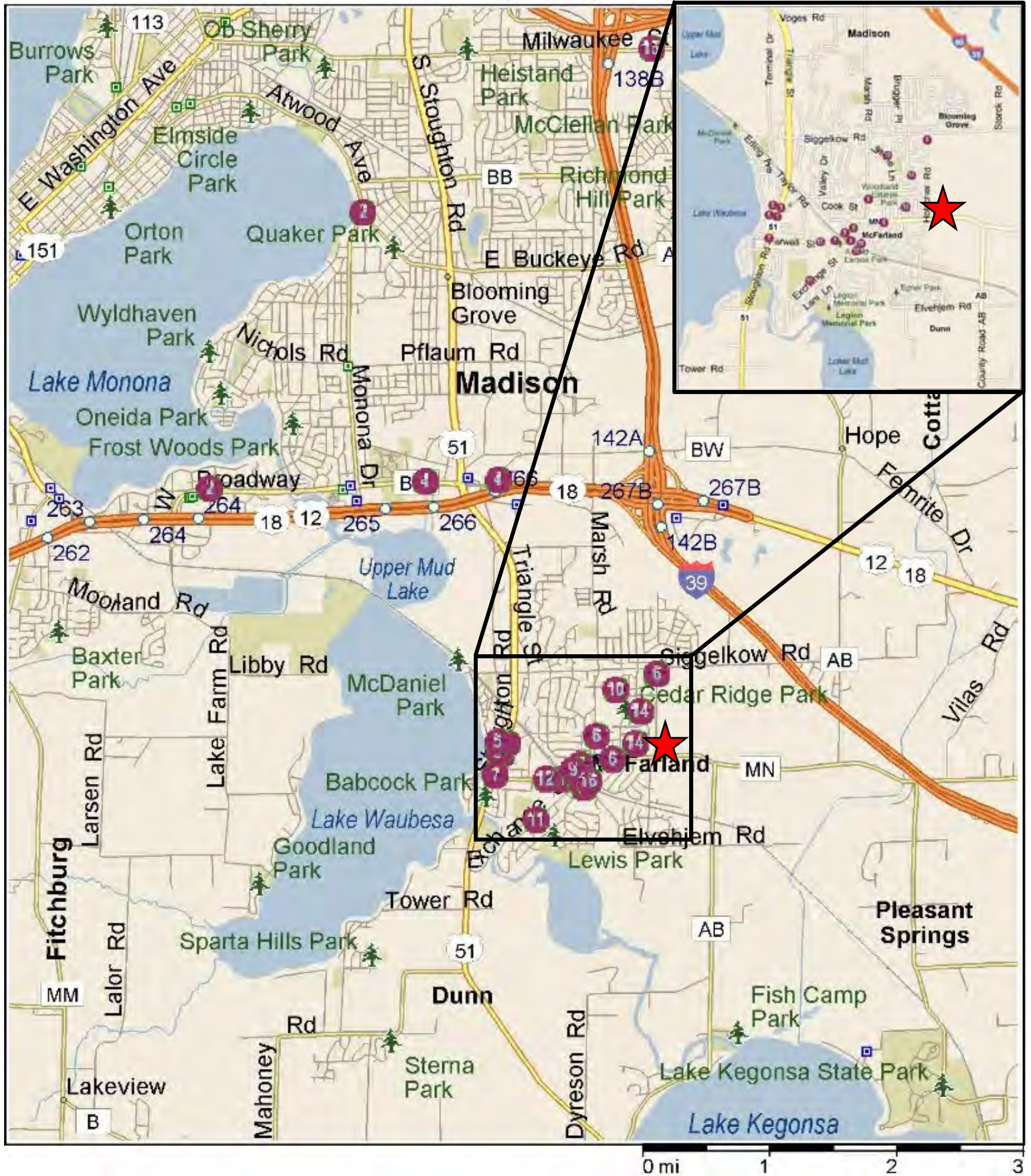
Linkages

The City of McFarland will provide fire and police protection. Linkages and their respective distances from the site are listed on the following table.

The Waterford Neighborhood Linkages			
Map #	Category	Name/Description	Distance from Site
N/A	Transportation	N/A	N/A
1	Grocery Store	Pick 'n Save – 5709 US-51	1.5 miles
2	Shopping	South Towne Mall – 2101 West Broadway Lake Edge Shopping Center – 4104 Monona Drive	5.8 miles 6.2 miles
3	Gas Station/ Convenience Store	BP – 4800 Larson Beach Road	1.4 miles
4	Medical	Bates Medical Clinic – 4710 East Broadway UW Health Yahara Clinic – 1050 East Broadway	3.8 miles 4.0 miles
5	Pharmacy	Walgreens – 4605 Larson Beach Road The Medicine Shoppe Pharmacy – 5700 US-51	1.5 miles 1.6 miles
6	Churches	McFarland United Church of Christ – 5710 Anthony Road McFarland Lutheran Church – 5529 Marsh Road Risen Savior Lutheran Church – 5001 Holscher Road	0.5 miles 0.6 miles 0.7 miles
7	Banking	Associated Bank – 5220 Farwell Street McFarland State Bank – 5990 US-51	1.1 miles 1.6 miles
8	Restaurants	Spartan Pizza – 5813 Main Street McFarland House Cafe – 5923 Exchange Street Byrnes McFarland Tavern – 5915 Exchange Street	0.8 miles 0.8 miles 0.8 miles
9	Post Office	5315 Long Street	0.9 miles
10	Elementary School	Waubesa Intermediate School – 5605 Red Oak Trail Conrad Elvehjem Primary School – 6009 Johnson Street	0.9 miles 1.1 miles
11	Middle School	Indian Mound Middle School – 6330 Exchange Street	1.7 miles
12	High School	McFarland High School – 5103 Farwell Street	1.7 miles
13	College/Job Training	MATC – 2429 Perry Street	8.2 miles
14	Recreation/Park	Woodland Estates Park Ridgeview Totlot	0.4 miles 0.7 miles
15	Library	E.D. Locke Public Library – 5920 Milwaukee Street	0.9 miles
16	Senior Center	McFarland Senior Outreach – 5915 Milwaukee Street	0.9 miles

Source: Baker Tilly US, LLP

Linkage Map



Walk Score

In addition to the identification of area linkages on previous pages, the subject development's site was also entered into www.walkscore.com in order to evaluate the perceived walkability of the subject site.

According to the Walk Score website,

"Walk Score measures walkability based on distances to nearby restaurants, grocery stores, and other amenities, plus other analysis of pedestrian friendliness. Walk Score measures the walkability of any address using a patented system. For each address, Walk Score analyzes hundreds of walking routes to nearby amenities. Points are awarded based on the distance to amenities in each category. Amenities within a 5 minute walk (.25 miles) are given maximum points. A decay function is used to give points to more distant amenities, with no points given after a 30 minute walk."

Walk Score also measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. Data sources include Google, Education.com, Open Street Map, the U.S. Census, Localeze, and places added by the Walk Score user community."

Below is a description of the Walk Score scoring system as well as an identification of where the subject site scores on the rating scale:

Walk Score (319 North Lawn Avenue)		
Point Score	Point Score Description	Subject Development's Walk Score
90–100	Walker's Paradise Daily errands do not require a car	-
70–89	Very Walkable Most errands can be accomplished on foot	-
50–69	Somewhat Walkable Some errands can be accomplished on foot	-
25–49	Car-Dependent Most errands require a car	-
0–24	Car-Dependent Almost all errands require a car	14

Source: Walkscore.com

The subject site has a Walk Score of 14 out of 100. This location is considered "Car-Dependent" meaning almost all errands require a car.

Summary of Site Strengths and Weaknesses

The location of the proposed site offers several potential strengths and weaknesses associated with the successful operation of a family housing development. Below is a list of the more prominent identified strengths and weaknesses of the proposed site.

Strengths

- The site is located closely to the interchange of I-90 and US-12 to the north, and US-51 to the west, allowing easy access to surrounding communities in all directions.
- The site is located approximately 8.5 miles south of the main downtown area of Madison, Wisconsin, offering the amenities of a larger city.
- The site has positive neighboring uses, with newly developed subdivisions and several parks within walking distance.

Weaknesses

- The subject site has a Walk Score of 14 out of 100. This location is considered “Car-Dependent” meaning almost all errands require a car.
- The site is not within easy walking distance of a large, full-service grocery store.
- The site is not within easy walking distance of Metro Bus Route 31, the only bus route servicing McFarland.

Population and Households

Overall Demographic Analysis Summary

The following table provides a summary of the demographic makeup of the people residing within the PMA. According to the US Census Bureau and the ESRI BIS actual 2010 and forecasted 2019 and 2024 demographic data sets, the overall population is projected to increase by approximately 1,170 people per year for the five years ending in 2024, resulting in an overall gain of 6.6 percent. The number of households is projected to increase at a rate of about 491 per year for a gain of 6.7 percent. A greater increase is projected in owner occupied units than in renter occupied units.

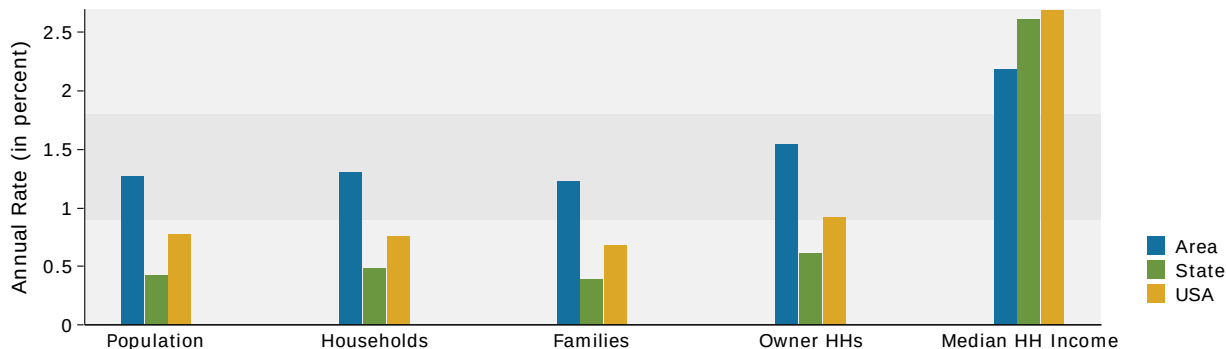
Demographic Summary					
Description	2010 US Census	2019 ESRI Forecasts	2024 ESRI Forecasts	% Change 2019-2024	Annual Change 2019-2024
Population	79,688	89,196	95,048	6.6%	1,170.4
Households	32,676	36,687	39,143	6.7%	491.2
Families	21,343	23,694	25,186	6.3%	298.4
Average Household Size	2.42	2.41	2.41	-	-
Owner Occupied Housing Units	23,590	25,952	28,022	8.0%	414
Renter Occupied Housing Units	9,086	10,735	11,121	3.6%	77.2
Median Age	40	41	42	-	-

Source: U.S. Census Bureau, Census 2010 Summary File 1. ESRI Forecasts for 2019 and 2024.

Trends: 2019-2024 Annual Rate			
Description	Area	State	National
Population	1.28%	0.43%	0.77%
Households	1.30%	0.48%	0.75%
Families	1.23%	0.39%	0.68%
Owner Occupied HHs	1.55%	0.61%	0.92%
Median Household Income	2.19%	2.62%	2.70%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

Trends 2019-2024



Demographic Summary (continued)					
Demographic Summary	2010 US Census	2019 ESRI Forecasts	2024 ESRI Forecasts	Change 2019 to 2024	2019 to 2024 Annual Rate
Total Population	79,688	89,196	95,048	5,852	1.3%
Population 50+	26,999	33,877	36,861	2,984	1.7%
Median Age	39.6	41.0	41.5	0.5	0.2%
Households	32,676	36,687	39,143	2,456	1.3%
% Householders 55+	39.3%	46.0%	47.7%	1.7	0.7%
Owner/Renter Ratio	23,590.0	25,952.0	28,022.0	2,070	1.6%
Median Home Value	-	\$247,836	\$270,700	\$22,864	1.8%
Average Home Value	-	\$292,421	\$316,306	\$23,885	1.6%
Median Household Income	-	\$79,357	\$88,427	\$9,070	2.2%
Median Household Income for Householder 55+	-	\$70,965	\$79,481	\$8,516	2.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024

PMA Detailed Population/Age Distribution 2019 and 2024 ESRI Forecasted Annual Change			
Age Group	2019	2024	Average Annual Increase 2019 to 2024
Total	89,194	95,048	1170.8
0-4	5,149	5,489	68
5-9	5,409	5,583	34.8
10-14	5,782	5,895	22.6
15-19	5,081	5,447	73.2
20-24	4,700	4,818	23.6
25-34	11,026	12,521	299
35-44	12,185	12,314	25.8
45-54	12,322	12,235	-17.4
55-59	6,788	6,309	-95.8
60-64	6,193	6,414	44.2
65-69	5,163	5,922	151.8
70-74	3,763	4,773	202
75-79	2,339	3,388	209.8
80-84	1,541	2,041	100
85+	1,753	1,899	29.2
Total Age 0-54	61,654	64,302	529.6
Total Age 55+	27,540	30,746	641.2
Total Age 75+	5,633	7,328	339

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Population/Age Distribution

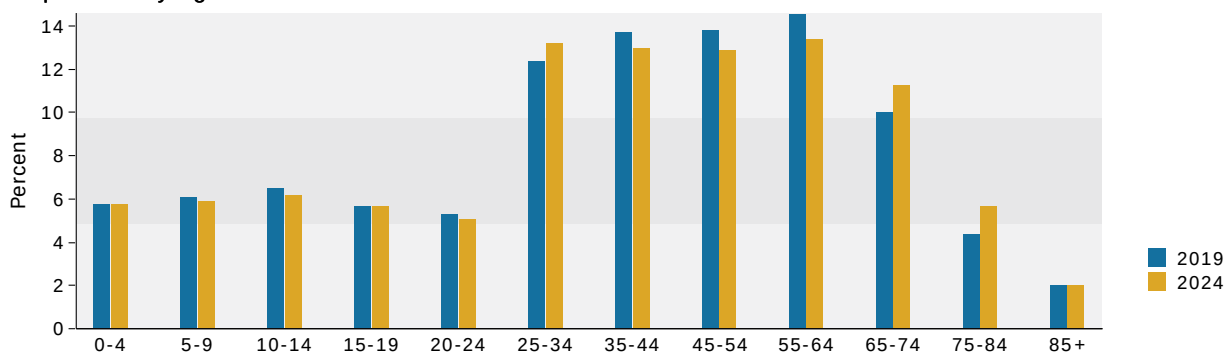
PMA Population/Age Distribution 2010 – 2024						
	2010 US Census		2019 ESRI Forecasts		2024 ESRI Forecasts	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0-4	5,054	6.3%	5,149	5.8%	5,489	5.8%
5-9	5,187	6.5%	5,409	6.1%	5,583	5.9%
10-14	5,238	6.6%	5,782	6.5%	5,895	6.2%
15-19	4,789	6.0%	5,081	5.7%	5,447	5.7%
20-24	3,757	4.7%	4,700	5.3%	4,818	5.1%
25-34	10,781	13.5%	11,026	12.4%	12,521	13.2%
35-44	11,339	14.2%	12,185	13.7%	12,314	13.0%
45-54	13,066	16.4%	12,322	13.8%	12,235	12.9%
55-64	10,634	13.3%	12,981	14.6%	12,723	13.4%
65-74	5,273	6.6%	8,926	10.0%	10,695	11.3%
75-84	3,107	3.9%	3,880	4.4%	5,429	5.7%
85+	1,463	1.8%	1,753	2.0%	1,899	2.0%
Total	79,688	99.8%	89,194	100.3%	95,048	100.0%
Total Age 55+	20,477	25.7%	27,540	30.9%	30,746	32.3%
Total Age 65+	9,843	12.4%	14,559	16.3%	18,023	19.0%
Total Age 75+	4,570	5.7%	5,633	6.3%	7,328	7.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Senior Population Distribution						
Total Population	2010 US Census Number	2010 Census % of Total	2019 ESRI Forecasts Number	2019 ESRI Forecasts % of Total	2024 ESRI Forecasts Number	2024 ESRI Forecasts % of Total
Total (50+)	26,999	33.9%	33,877	38.0%	36,861	38.8%
50-54	6,522	8.2%	6,337	7.1%	6,115	6.4%
55-59	6,043	7.6%	6,788	7.6%	6,309	6.6%
60-64	4,591	5.8%	6,193	6.9%	6,414	6.7%
65-69	3,180	4.0%	5,163	5.8%	5,922	6.2%
70-74	2,093	2.6%	3,763	4.2%	4,773	5.0%
75-79	1,693	2.1%	2,339	2.6%	3,388	3.6%
80-84	1,414	1.8%	1,541	1.7%	2,041	2.1%
85+	1,463	1.8%	1,753	2.0%	1,899	2.0%
Total Age 55+	20,477	25.7%	27,540	30.9%	30,746	32.3%
Total Age 65+	9,843	12.4%	14,559	16.3%	18,023	19.0%
Total Age 75+	4,570	5.7%	5,633	6.3%	7,328	7.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

Population by Age



PMA Household Distribution Summary

PMA Household Distribution				
Age Cohort	2019 ESRI Forecasts	2024 ESRI Forecasts	Change 2019 to 2024	2019 to 2024 Annual Rate
15-24	1,116	1,214	8.8%	19.6
25-34	5,207	5,908	13.5%	140.2
35-44	6,584	6,532	-0.8%	-10.4
45-54	6,899	6,810	-1.3%	-17.8
55-64	7,619	7,368	-3.3%	-50.2
65-74	5,428	6,389	17.7%	192.2
75+	3,834	4,918	28.3%	216.8
Total	36,687	39,139	6.7%	490.4

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

ESRI BIS projects the senior household growth to be greater than that of the average general household growth. The senior household growth is projected at 10.6 percent from 2019 to 2024, adding approximately 359 senior households annually.

PMA Senior (Age 55+) Households					
Age of Householder	2010 US Census	2019 ESRI Forecasts	2024 ESRI Forecasts	% Change 2019 to 2024	Average Annual Increase 2019 to 2024
55-64	6,407	7,619	7,366	-3.3%	-50.6
65-74	3,295	5,427	6,391	17.8%	192.8
75+	3,130	3,834	4,918	28.3%	216.8
Households 55+	12,832	16,880	18,675	10.6%	359

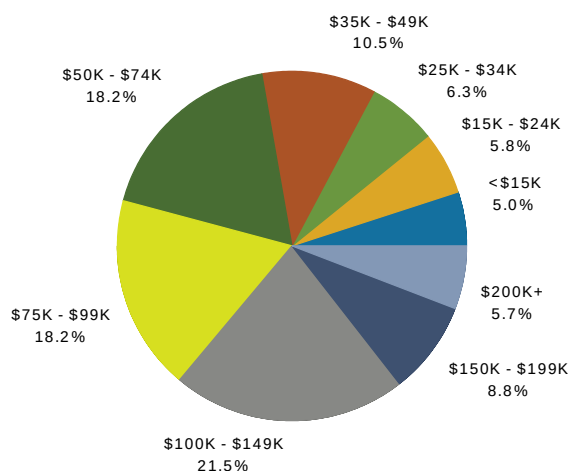
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

Overall Households by Income

PMA Households by Income 2019 – 2024				
Households Income	2019 ESRI Forecasts		2024 ESRI Forecasts	
	Number	Percent	Number	Percent
Total	36,688	100%	39,142	100%
<\$15,000	1,842	5.0%	1,425	3.6%
\$15,000-\$24,999	2,144	5.8%	1,819	4.6%
\$25,000-\$34,999	2,300	6.3%	2,041	5.2%
\$35,000-\$49,999	3,861	10.5%	3,588	9.2%
\$50,000-\$74,999	6,665	18.2%	6,396	16.3%
\$75,000-\$99,999	6,667	18.2%	7,001	17.9%
\$100,000-\$149,999	7,875	21.5%	9,397	24.0%
\$150,000-\$199,999	3,231	8.8%	4,748	12.1%
\$200,000+	2,103	5.7%	2,727	7.0%
Median Household Income	\$79,357		\$88,427	
Average Household Income	\$94,887		\$108,858	
Per Capita Income	\$39,100		\$44,911	

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

2019 Household Income



The following table shows the distribution of household income by age of householder in the PMA. ESRI BIS estimates that in 2019 there are approximately 10,147 households with incomes between \$0 and \$49,999, and of these, 6,337 households were under the age of 65 and 3,810 were over the age of 65. Although this information does not match the proposed development's targeted incomes exactly, it provides insight when examining the depth of the affordable housing market. A more detailed penetration analysis will be presented later in this report to more closely determine the number of age and income qualified households.

PMA Household Income by Age 2019 ESRI Forecasted								
HH Income Base	<25	25-34	35-44	45-54	55-64	65-74	75+	Totals
Total	1,116	5,207	6,584	6,899	7,619	5,428	3,834	36,687
<\$15,000	130	239	222	233	349	268	401	1,842
\$15,000-\$24,999	104	243	227	181	374	384	631	2,144
\$25,000-\$34,999	158	374	323	303	315	334	492	2,299
\$35,000-\$49,999	189	663	605	546	559	629	671	3,862
\$50,000-\$74,999	251	1,011	915	1,056	1,472	1,253	708	6,666
\$75,000-\$99,999	130	916	1,132	1,422	1,622	1,131	313	6,666
\$100,000-\$149,999	95	1,068	2,122	1,699	1,788	754	349	7,875
\$150,000-\$199,999	44	462	575	939	658	378	174	3,230
\$200,000+	15	231	463	520	482	297	95	2,103
Median HH Income	\$47,579	\$76,448	\$96,228	\$93,396	\$84,218	\$70,671	\$42,486	
Average HH Income	\$60,236	\$90,535	\$106,267	\$110,641	\$100,326	\$88,423	\$61,380	

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Household Income by Age 2024 ESRI Forecasted								
HH Income Base	<25	25-34	35-44	45-54	55-64	65-74	75+	Totals
Total	1,214	5,908	6,532	6,810	7,368	6,389	4,918	39,139
<\$15,000	120	171	147	152	223	225	386	1,424
\$15,000-\$24,999	90	199	156	120	272	343	639	1,819
\$25,000-\$34,999	148	331	233	215	233	311	570	2,041
\$35,000-\$49,999	194	630	479	428	440	608	809	3,588
\$50,000-\$74,999	279	1,008	765	865	1,238	1,323	918	6,396
\$75,000-\$99,999	164	1,036	1,066	1,344	1,540	1,390	461	7,001
\$100,000-\$149,999	128	1,441	2,321	1,832	1,967	1,083	625	9,397
\$150,000-\$199,999	70	759	807	1,236	890	643	342	4,747
\$200,000+	21	333	558	618	565	463	168	2,726
Median HH Income	\$53,319	\$87,897	\$105,062	\$104,790	\$94,448	\$80,157	\$50,997	
Average HH Income	\$69,804	\$106,263	\$122,013	\$126,856	\$115,357	\$104,611	\$75,022	

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Household Income by Age 2021 ESRI Interpolated								
HH Income Base	<25	25-34	35-44	45-54	55-64	65-74	75+	Totals
Total	1,155	5,487	6,563	6,863	7,519	5,812	4,268	37,668
<\$15,000	126	212	192	201	299	251	395	1,675
\$15,000-\$24,999	98	225	199	157	333	368	634	2,014
\$25,000-\$34,999	154	357	287	268	282	325	523	2,196
\$35,000-\$49,999	191	650	555	499	511	621	726	3,752
\$50,000-\$74,999	262	1,010	855	980	1,378	1,281	792	6,558
\$75,000-\$99,999	144	964	1,106	1,391	1,589	1,235	372	6,800
\$100,000-\$149,999	108	1,217	2,202	1,752	1,860	886	459	8,484
\$150,000-\$199,999	54	581	668	1,058	751	484	241	3,837
\$200,000+	17	272	501	559	515	363	124	2,352

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Household Income by Age (Under the Age of 65) 2019 ESRI Forecasted						
HH Income Base	<25	25-34	35-44	45-54	55-64	Totals
Total	1,116	5,207	6,584	6,899	7,619	27,425
<\$15,000	130	239	222	233	349	1,173
\$15,000-\$24,999	104	243	227	181	374	1,129
\$25,000-\$34,999	158	374	323	303	315	1,473
\$35,000-\$49,999	189	663	605	546	559	2,562
\$50,000-\$74,999	251	1,011	915	1,056	1,472	4,705
\$75,000-\$99,999	130	916	1,132	1,422	1,622	5,222
\$100,000-\$149,999	95	1,068	2,122	1,699	1,788	6,772
\$150,000-\$199,999	44	462	575	939	658	2,678
\$200,000+	15	231	463	520	482	1,711

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Household Income by Age (Under the Age of 65) 2024 ESRI Forecasted						
HH Income Base	<25	25-34	35-44	45-54	55-64	Totals
Total	1,214	5,908	6,532	6,810	7,368	27,832
<\$15,000	120	171	147	152	223	813
\$15,000-\$24,999	90	199	156	120	272	837
\$25,000-\$34,999	148	331	233	215	233	1,160
\$35,000-\$49,999	194	630	479	428	440	2,171
\$50,000-\$74,999	279	1,008	765	865	1,238	4,155
\$75,000-\$99,999	164	1,036	1,066	1,344	1,540	5,150
\$100,000-\$149,999	128	1,441	2,321	1,832	1,967	7,689
\$150,000-\$199,999	70	759	807	1,236	890	3,762
\$200,000+	21	333	558	618	565	2,095

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Household Income by Age (Under the Age of 65) 2021 ESRI Interpolated						
HH Income Base	<25	25-34	35-44	45-54	55-64	Totals
Total	1,155	5,487	6,563	6,863	7,519	27,588
<\$15,000	126	212	192	201	299	1,029
\$15,000-\$24,999	98	225	199	157	333	1,012
\$25,000-\$34,999	154	357	287	268	282	1,348
\$35,000-\$49,999	191	650	555	499	511	2,406
\$50,000-\$74,999	262	1,010	855	980	1,378	4,485
\$75,000-\$99,999	144	964	1,106	1,391	1,589	5,193
\$100,000-\$149,999	108	1,217	2,202	1,752	1,860	7,139
\$150,000-\$199,999	54	581	668	1,058	751	3,112
\$200,000+	17	272	501	559	515	1,865

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Household Income by Age (Under the Age of 55) 2019 ESRI Forecasted					
HH Income Base	<25	25-34	35-44	45-54	Totals
Total	1,116	5,207	6,584	6,899	19,806
<\$15,000	130	239	222	233	824
\$15,000-\$24,999	104	243	227	181	755
\$25,000-\$34,999	158	374	323	303	1,158
\$35,000-\$49,999	189	663	605	546	2,003
\$50,000-\$74,999	251	1,011	915	1,056	3,233
\$75,000-\$99,999	130	916	1,132	1,422	3,600
\$100,000-\$149,999	95	1,068	2,122	1,699	4,984
\$150,000-\$199,999	44	462	575	939	2,020
\$200,000+	15	231	463	520	1,229

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Household Income by Age (Under the Age of 55) 2024 ESRI Forecasted					
HH Income Base	<25	25-34	35-44	45-54	Totals
Total	1,214	5,908	6,532	6,810	20,464
<\$15,000	120	171	147	152	590
\$15,000-\$24,999	90	199	156	120	565
\$25,000-\$34,999	148	331	233	215	927
\$35,000-\$49,999	194	630	479	428	1,731
\$50,000-\$74,999	279	1,008	765	865	2,917
\$75,000-\$99,999	164	1,036	1,066	1,344	3,610
\$100,000-\$149,999	128	1,441	2,321	1,832	5,722
\$150,000-\$199,999	70	759	807	1,236	2,872
\$200,000+	21	333	558	618	1,530

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Household Income by Age (Under the Age of 55) 2021 ESRI Interpolated					
HH Income Base	<25	25-34	35-44	45-54	Totals
Total	1,155	5,487	6,563	6,863	20,069
<\$15,000	126	212	192	201	730
\$15,000-\$24,999	98	225	199	157	679
\$25,000-\$34,999	154	357	287	268	1,066
\$35,000-\$49,999	191	650	555	499	1,894
\$50,000-\$74,999	262	1,010	855	980	3,107
\$75,000-\$99,999	144	964	1,106	1,391	3,604
\$100,000-\$149,999	108	1,217	2,202	1,752	5,279
\$150,000-\$199,999	54	581	668	1,058	2,361
\$200,000+	17	272	501	559	1,349

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Detailed Household Income by Age (Under the Age of 55) 2019 and 2024 ESRI Forecasted			
	2019	2024	Under the Age of 55 Average Annual Increase 2019 to 2024
HH Income Base	<25-55	<25-55	
Total	19,806	20,464	131.6
<\$15,000	824	590	-46.8
\$15,000-\$24,999	755	565	-38
\$25,000-\$34,999	1,158	927	-46.2
\$35,000-\$49,999	2,003	1,731	-54.4
\$50,000-\$74,999	3,233	2,917	-63.2
\$75,000-\$99,999	3,600	3,610	2
\$100,000-\$149,999	4,984	5,722	147.6
\$150,000-\$199,999	2,020	2,872	170.4
\$200,000+	1,229	1,530	60.2

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

Senior Households by Income (55+)

PMA Detailed Senior Household Income by Age (55+) 2019 ESRI Forecasted				
HH Income Base	55-64	65-74	75+	Totals
Total	7,619	5,428	3,834	16,881
<\$15,000	349	268	401	1,018
\$15,000-\$24,999	374	384	631	1,389
\$25,000-\$34,999	315	334	492	1,141
\$35,000-\$49,999	559	629	671	1,859
\$50,000-\$74,999	1,472	1,253	708	3,433
\$75,000-\$99,999	1,622	1,131	313	3,066
\$100,000-\$149,999	1,788	754	349	2,891
\$150,000-\$199,999	658	378	174	1,210
\$200,000+	482	297	95	874

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Detailed Senior Household Income by Age (55+) 2024 ESRI Forecasted				
HH Income Base	55-64	65-74	75+	Totals
Total	7,368	6,389	4,918	18,675
<\$15,000	223	225	386	834
\$15,000-\$24,999	272	343	639	1,254
\$25,000-\$34,999	233	311	570	1,114
\$35,000-\$49,999	440	608	809	1,857
\$50,000-\$74,999	1,238	1,323	918	3,479
\$75,000-\$99,999	1,540	1,390	461	3,391
\$100,000-\$149,999	1,967	1,083	625	3,675
\$150,000-\$199,999	890	643	342	1,875
\$200,000+	565	463	168	1,196

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Detailed Senior Household Income by Age (55+) 2021 ESRI Interpolated				
HH Income Base	55-64	65-74	75+	Totals
Total	7,519	5,812	4,268	17,599
<\$15,000	299	251	395	944
\$15,000-\$24,999	333	368	634	1,335
\$25,000-\$34,999	282	325	523	1,130
\$35,000-\$49,999	511	621	726	1,858
\$50,000-\$74,999	1,378	1,281	792	3,451
\$75,000-\$99,999	1,589	1,235	372	3,196
\$100,000-\$149,999	1,860	886	459	3,205
\$150,000-\$199,999	751	484	241	1,476
\$200,000+	515	363	124	1,003

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

Senior Households by Income

PMA Detailed Senior Household Income by Age (65+) 2019 ESRI Forecasted			
HH Income Base	65-74	75+	Totals
Total	5,428	3,834	9,262
<\$15,000	268	401	669
\$15,000-\$24,999	384	631	1,015
\$25,000-\$34,999	334	492	826
\$35,000-\$49,999	629	671	1,300
\$50,000-\$74,999	1,253	708	1,961
\$75,000-\$99,999	1,131	313	1,444
\$100,000-\$149,999	754	349	1,103
\$150,000-\$199,999	378	174	552
\$200,000+	297	95	392

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Detailed Senior Household Income by Age (65+) 2024 ESRI Forecasted			
HH Income Base	65-74	75+	Totals
Total	6,389	4,918	11,307
<\$15,000	225	386	611
\$15,000-\$24,999	343	639	982
\$25,000-\$34,999	311	570	881
\$35,000-\$49,999	608	809	1,417
\$50,000-\$74,999	1,323	918	2,241
\$75,000-\$99,999	1,390	461	1,851
\$100,000-\$149,999	1,083	625	1,708
\$150,000-\$199,999	643	342	985
\$200,000+	463	168	631

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Detailed Senior Household Income by Age (65+) 2021 ESRI Interpolated			
HH Income Base	65-74	75+	Totals
Total	5,812	4,268	10,080
<\$15,000	251	395	646
\$15,000-\$24,999	368	634	1,002
\$25,000-\$34,999	325	523	848
\$35,000-\$49,999	621	726	1,347
\$50,000-\$74,999	1,281	792	2,073
\$75,000-\$99,999	1,235	372	1,607
\$100,000-\$149,999	886	459	1,345
\$150,000-\$199,999	484	241	725
\$200,000+	363	124	488

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

2019 Households by Income and Age of Householder 55+ ESRI Forecasted										
HH Income Base	55-64	Percent	65-74	Percent	75+	Percent	55+ Total	Percent	65+ Total	Percent
Total	7,619	100%	5,428	100%	3,834	100%	16,881	100%	9,262	100%
<\$15,000	349	4.6%	268	4.9%	401	10.5%	1,018	6.0%	669	7.2%
\$15,000-\$24,999	374	4.9%	384	7.1%	631	16.5%	1,389	8.2%	1,015	11.0%
\$25,000-\$34,999	315	4.1%	334	6.2%	492	12.8%	1,141	6.8%	826	8.9%
\$35,000-\$49,999	559	7.3%	629	11.6%	671	17.5%	1,859	11.0%	1,300	14.0%
\$50,000-\$74,999	1,472	19.3%	1,253	23.1%	708	18.5%	3,433	20.3%	1,961	21.2%
\$75,000-\$99,999	1,622	21.3%	1,131	20.8%	313	8.2%	3,066	18.2%	1,444	15.6%
\$100,000-\$149,999	1,788	23.5%	754	13.9%	349	9.1%	2,891	17.1%	1,103	11.9%
\$150,000-\$199,999	658	8.6%	378	7.0%	174	4.5%	1,210	7.2%	552	6.0%
\$200,000+	482	6.3%	297	5.5%	95	2.5%	874	5.2%	392	4.2%
Median HH Income	\$84,218		\$70,671		\$42,486		\$70,965			
Average HH Income	\$100,326		\$88,423		\$61,380		\$87,648			

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

2024 Households by Income and Age of Householder 55+ ESRI Forecasted										
HH Income Base	55-64	Percent	65-74	Percent	75+	Percent	55+ Total	Percent	65+ Total	Percent
Total	7,368	100%	6,389	100%	4,918	100%	18,675	100%	11,307	100%
<\$15,000	223	3.0%	225	3.5%	386	7.8%	834	4.5%	611	5.4%
\$15,000-\$24,999	272	3.7%	343	5.4%	639	13.0%	1,254	6.7%	982	8.7%
\$25,000-\$34,999	233	3.2%	311	4.9%	570	11.6%	1,114	6.0%	881	7.8%
\$35,000-\$49,999	440	6.0%	608	9.5%	809	16.4%	1,857	9.9%	1,417	12.5%
\$50,000-\$74,999	1,238	16.8%	1,323	20.7%	918	18.7%	3,479	18.6%	2,241	19.8%
\$75,000-\$99,999	1,540	20.9%	1,390	21.7%	461	9.4%	3,391	18.2%	1,851	16.4%
\$100,000-\$149,999	1,967	26.7%	1,083	16.9%	625	12.7%	3,675	19.7%	1,708	15.1%
\$150,000-\$199,999	890	12.1%	643	10.1%	342	7.0%	1,875	10.0%	985	8.7%
\$200,000+	565	7.7%	463	7.2%	168	3.4%	1,196	6.4%	631	5.6%
Median HH Income	\$94,448		\$80,157		\$50,997		\$79,481			
Average HH Income	\$115,357		\$104,611		\$75,022		\$101,057			

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Detailed Senior Household Income by Age 2019 and 2024 ESRI Forecasted									
	2019	2024	Age 55-64 Average Annual Increase 2019 to 2024	2019	2024	Age 65-74 Average Annual Increase 2019 to 2024	2019	2024	Age 75+ Average Annual Increase 2019 to 2024
HH Income Base	55-64	55-64		65-74	65-74		75+	75+	
Total	7,619	7,368	-50.2	5,428	6,389	192.2	3,604	4,918	262.8
<\$15,000	349	223	-25.2	268	225	-8.6	401	386	-3
\$15,000-\$24,999	374	272	-20.4	384	343	-8.2	401	639	47.6
\$25,000-\$34,999	315	233	-16.4	334	311	-4.6	492	570	15.6
\$35,000-\$49,999	559	440	-23.8	629	608	-4.2	671	809	27.6
\$50,000-\$74,999	1,472	1,238	-46.8	1,253	1,323	14	708	918	42
\$75,000-\$99,999	1,622	1,540	-16.4	1,131	1,390	51.8	313	461	29.6
\$100,000-\$149,999	1,788	1,967	35.8	754	1,083	65.8	349	625	55.2
\$150,000-\$199,999	658	890	46.4	378	643	53	174	342	33.6
\$200,000+	482	565	16.6	297	463	33.2	95	168	14.6
Median HH Income	\$84,218	\$94,448		\$70,671	\$80,157		\$42,486	\$50,997	
Average HH Income	\$100,326	\$115,357		\$88,423	\$104,611		\$61,380	\$75,022	

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

Household by Size

The 2010 US Census data indicated 31,908 of the 32,675 (97.7 percent) occupied units in the PMA were occupied by one to five people, a likely indicator that that approximately 97 percent of the rental demand in the PMA is for efficiencies, one, two and three bedroom units. Additionally, 20,775 of the 32,675 (63.6 percent) occupied units in the PMA were occupied by one or two people. The data suggests that existing and future multifamily rental units should target a mix of about 97 percent efficiencies, one, two, and three-bedroom units and existing and future senior rental units should target 64 percent for efficiencies, one and two bedroom units.

Household by Size 2010 US Census		
Households by Size	Number	Percent
Total	32,675	100%
1 Person Household	8,642	26.4%
2 Person Household	12,133	37.1%
3 Person Household	5,136	15.7%
4 Person Household	4,384	13.4%
5 Person Household	1,613	4.9%
6 Person Household	485	1.5%
7+ Person Household	282	0.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

Household by Tenure

The 2010 US Census data indicates that in 2019, 70.7 percent of the occupied households in the PMA owned their homes, while 29.3 percent of the occupied households were renters. The following table provides a summary of the ratio of renters to owners for all ages.

Households by Tenure 2010 US Census						
	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	34,669	100.0%	38,751	100.0%	41,209	100.0%
Total Occupied Units	32,676	94.3%	36,687	94.7%	39,143	95.0%
Owner Occupied HHs/Householder	23,590	72.2%	25,952	70.7%	28,022	71.6%
Renter Occupied HHs/Householder	9,086	27.8%	10,735	29.3%	11,121	28.4%
Vacant Units	1,993	5.7%	2,064	5.3%	2,066	5.0%

Source: US Census Bureau

Occupied Housing Units by Age

PMA Occupied Housing Units by Age of Householder and Home Ownership 2010 US Census			
		Owner Occupied Units	
	Total Occupied	Number	% Total Households
Total	32,675	23,590	72.2%
15-24	1,028	163	0.5%
25-34	5,197	2,886	8.8%
35-44	6,209	4,553	13.9%
45-54	7,409	5,919	18.1%
55-64	6,407	5,333	16.3%
65-74	3,295	2,716	8.3%
75-84	2,128	1,543	4.7%
85+	1,002	477	1.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

PMA Occupied Housing Units by Age of Householder (55+) 2010 US Census			
	Number	Percent	% Total Households
Total	12,832	100.0%	39.3%
Owner Occupied Housing Units	10,069	78.5%	30.8%
Householder Age 55-64	5,333	41.6%	16.3%
Householder Age 65-74	2,716	21.2%	8.3%
Householder Age 75-84	1,543	12.0%	4.7%
Householder Age 85+	477	3.7%	1.5%
Renter Occupied Housing Units	2,763	21.5%	8.5%
Householder Age 55-64	1,074	8.4%	3.3%
Householder Age 65-74	579	4.5%	1.8%
Householder Age 75-84	585	4.6%	1.8%
Householder Age 85+	525	4.1%	1.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

PMA Renter Occupied Housing Units by Age of Householder (55+) 2010 US Census			
	Number of Occupied Units	Number of Rental Occupied Units	% Total Households
Total	12,832	2,763	21.5%
Householder Age 55-64	6,407	1,074	16.8%
Householder Age 65-74	3,295	579	17.6%
Householder Age 75-84	2,128	585	27.5%
Householder Age 85+	1,002	525	52.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

Housing Unit by Year Structure Built		
Year Structure Built	Number	% of Total Units
Built 2014 or later	870	2.4%
Built 2010 or later	946	2.6%
Built 2000 to 2009	6,791	18.9%
Built 1990 to 1999	5,718	15.9%
Built 1980 to 1989	3,990	11.1%
Built 1970 to 1979	5,969	16.6%
Built 1960 to 1969	3,512	9.8%
Built 1950 to 1959	3,648	10.1%
Built 1940 to 1949	997	2.8%
Built 1939 or earlier	3,554	9.9%
Total	35,995	100%

Source: U.S. Census Bureau, ASC Housing Summary ESRI Forecasts for 2014-2018.

Crime Statistics

During the course of the analysis, we obtained crime statistics from FBI, Crime Data Explorer, which collects data through the Uniform Crime Reporting Program Data (<http://www.crime-data-explorer.fr.cloud.gov/>), and population statistics from the U.S. Census Bureau. The following table provides a summary of the crime activity within the City of McFarland and the relationship to the State of Wisconsin as a whole. This report provides indexed crime data for the City of McFarland by providing indexes for violent crimes and property crimes. According to the crime report from the Crime Data Explorer, the City of McFarland is below the Wisconsin violent crime and consistent with the property crime indices

Uniform Crime Reporting Statistics - UCR Data Online										
Year	Population	Violent Crime Total	Property Crime Total	Violent Crime Rate	Property Crime Rate	Population	Violent Crime Total	Property Crime Total	Violent Crime Rate	Property Crime Rate
	City of McFarland, WI					State of Wisconsin				
2004	4,974	4	170	80.4	3,417.8	5,363,675	12,700	159,424	236.8	2,972.3
2005	5,183	6	177	115.8	3,415.0	5,405,947	12,486	166,924	231.0	3,087.8
2006	5,394	11	181	203.9	3,355.6	5,439,692	12,238	164,749	225.0	3,028.6
2007	5,609	8	195	142.6	3,476.6	5,474,290	12,104	157,684	221.1	2,880.4
2008	5,823	7	175	120.2	3,005.3	5,503,533	11,548	146,710	209.8	2,665.7
2009	6,050	2	162	33.1	2,677.7	5,527,644	13,367	147,556	242.0	2,669.0
2010	6,192	2	190	32.3	3,068.5	5,556,506	15,899	156,748	286.1	2,821.0
2011	6,472	3	175	46.4	2,704.0	5,601,640	16,330	159,305	291.5	2,843.9
2012	6,553	3	151	45.8	2,304.3	5,627,967	15,507	155,456	275.5	2,762.2
2013	6,611	5	115	75.6	1,739.5	5,654,774	14,650	147,692	259.1	2,611.8
2014	6,661	7	128	105.1	1,921.6	5,691,659	14,167	142,781	248.9	2,508.6
2015	6,838	11	96	160.9	1,403.9	5,709,843	14,268	139,912	249.9	2,450.4
2016	6,980	8	91	114.6	1,303.7	5,724,554	16,254	140,780	283.9	2,459.2
2017	6,951	10	94	143.9	1,352.3	5,742,953	16,118	125,694	280.7	2,188.7
2018	7,106	9	82	126.7	1,154.0	5,757,564	16,714	120,238	290.3	2,088.3

Sources: FBI, Uniform Crime Reports, prepared by the National Archive of Criminal Justice Data (<http://www.crime-data-explorer.fr.cloud.gov/>)

"City and Town Population Totals: 2010-2018", "City and Town Intercensal Datasets: 2000-2010", U.S. Census Bureau, (<http://www.census.gov/data/>)

Rates are the number of reported offenses per 100,000 population

The following crime map indicates the overall level of crime by census tract, relative to surrounding areas. These crimes include murder, rape, robbery, assault, burglary, theft, and motor vehicle theft. It should be noted that these crimes are unweighted. That is, represented in the overall crime rate, murders are weighted no more heavily than theft or burglary. According to ESRI and Applied Geographic Solutions, Inc.

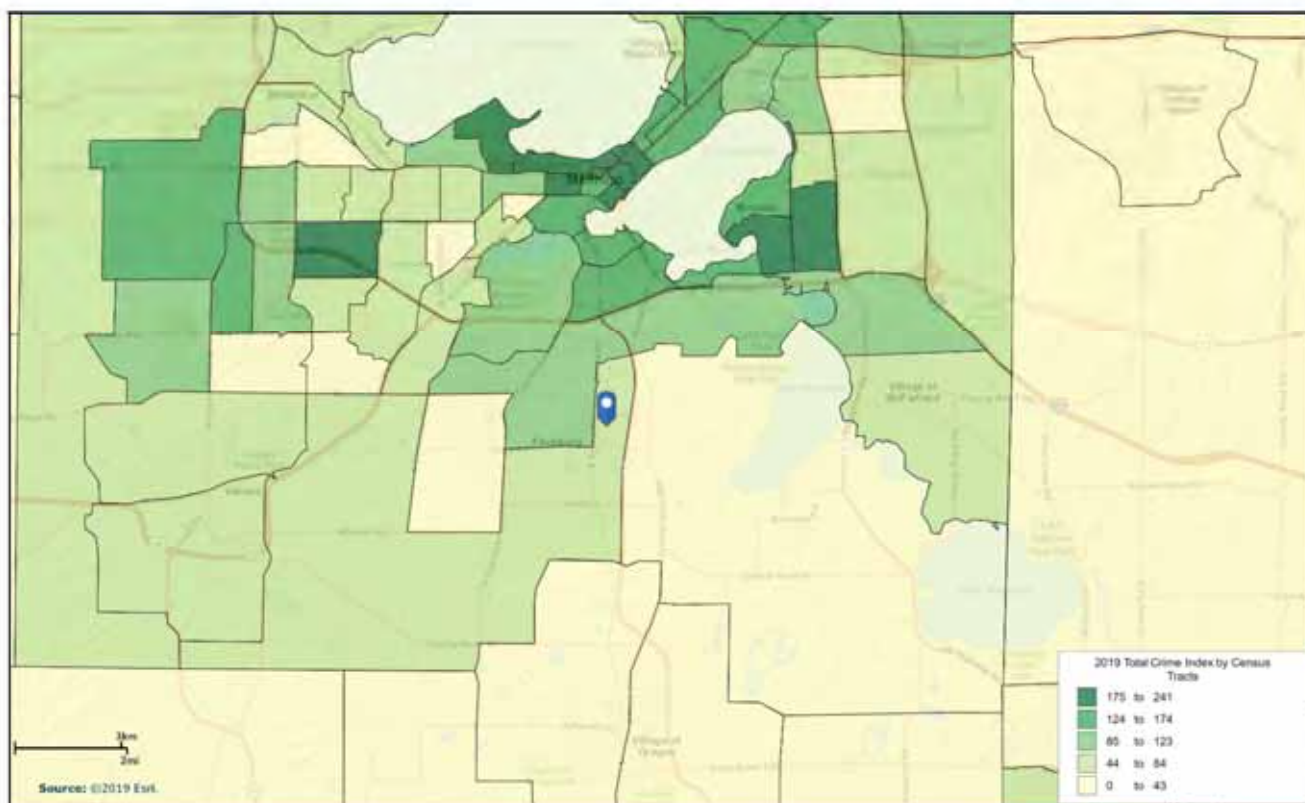
"The results of these models were then applied to the block group level using the same demographic attributes compiled at the block group level. The resulting estimates were then scaled to match the master database of 8,500 jurisdictions. For cities, the block groups within each city were scaled to match the city total. For areas outside of these cities (or for smaller centers), results were scaled to match the county total after adjusting for those cities scaled separately. The final crime rate estimates were then weighted by population and aggregated to the national totals. The results were then scaled to match the 2010 preliminary estimates (at a state level) and converted to indexes relative to the national total.

The index values for the US level are 100, representing average crime for the country. A value of more than 100 represents higher crime than the national average, and a value of less than 100 represents lower crime than the national average. For example, an index of 120 implies that crime in the area is 20 percent higher than the US average; an index of 80 implies that crime is 20 percent lower than the US average."

Additionally, the crime map on the following page will categorize census tracts by color based on number of occurrences of crime. According to the data provided by ESRI, the subject is located in a census tract with a crime index ranging from 16 to 56 percent lower than the national average.



2019 Total Crime Index by Census Tracts

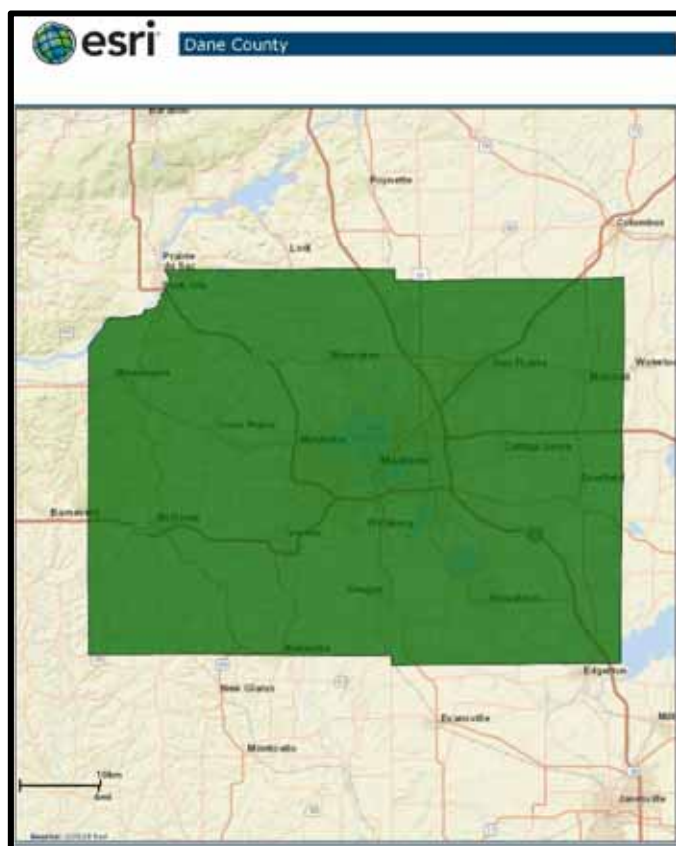


Employment and Economy

Employment plays an important role in multifamily housing demand. A strong and stable employment base is typically reflected in a low vacancy rate for the multifamily housing market. This relationship has held true for the PMA during the past few years, which has experienced a stable and growing employment base, resulting in a consistent demand for multifamily housing.

The following areas are utilized within the following Economic and Economy analysis:

Dane County



State of Wisconsin



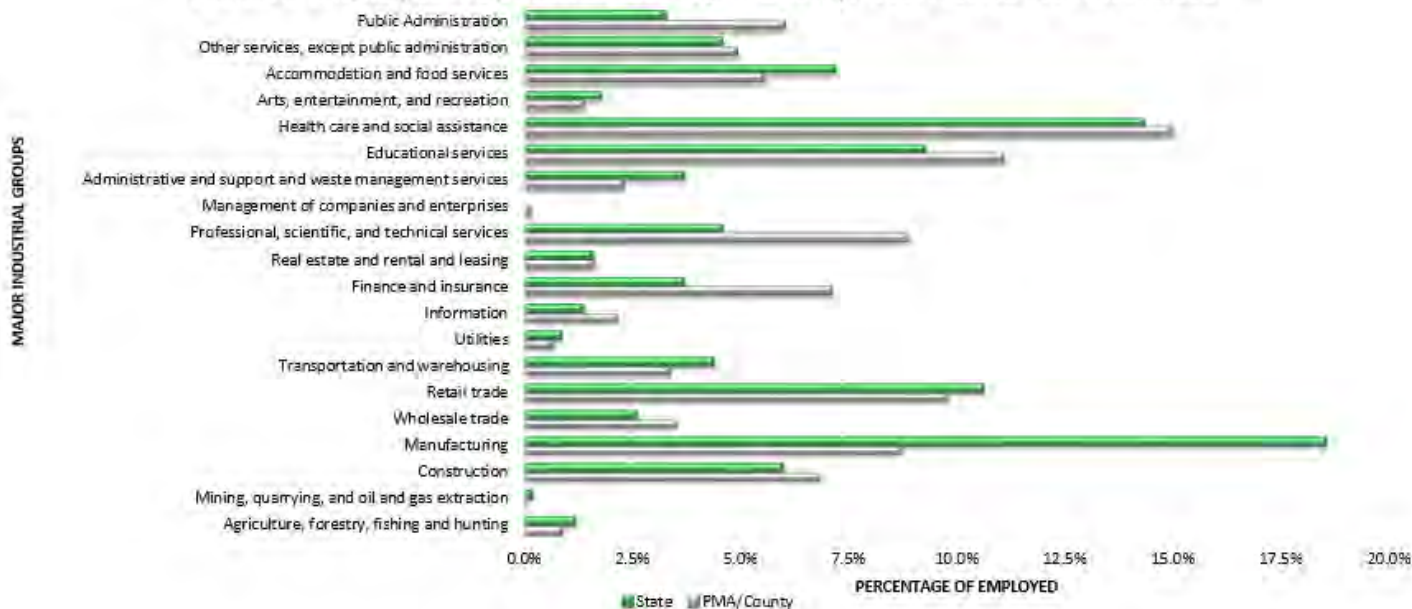
Employment by Industry Sector (PMA)

As shown in the table and graph below, data taken from the U.S. Census Bureau, 2014-2018 American Community Survey indicate that employment within PMA, as compared to the State of Wisconsin, is relatively similar in terms of employment by industry sector. The PMA's civilian employee population (ages 16+) is most found within Health care and social assistance, educational services, and manufacturing, combining for 35.9 percent of employment in the PMA. Manufacturing levels are well below state levels while professional, scientific and technical services and finance and insurance levels are well above state levels, respectfully. The elevated levels of these services are most likely attributed to the presence of area employers such as the University of Wisconsin-Madison, Epic and American Family Insurance.

Civilian Employed Population 16+ by Industry, 2014-2018 ACS Estimate				
	PMA		State of Wisconsin	
	Employed	Percent	Employed	Percent
Agriculture, forestry, fishing and hunting	432	0.9%	57,205	1.2%
Mining, quarrying, and oil and gas extraction	11	0.0%	5,885	0.2%
Construction	3,311	6.8%	190,273	6.0%
Manufacturing	4,206	8.7%	533,310	18.5%
Wholesale trade	1,699	3.5%	95,559	2.6%
Retail trade	4,723	9.8%	308,922	10.6%
Transportation and warehousing	1,634	3.4%	123,840	4.4%
Utilities	332	0.7%	20,875	0.9%
Information	1,050	2.2%	48,510	1.4%
Finance and insurance	3,444	7.1%	152,302	3.7%
Real estate and rental and leasing	787	1.6%	34,626	1.6%
Professional, scientific, and technical services	4,292	8.9%	163,201	4.6%
Management of companies and enterprises	74	0.2%	5,489	0.0%
Administrative and support and waste management services	1,117	2.3%	87,437	3.7%
Educational services	5,359	11.1%	264,256	9.3%
Health care and social assistance	7,239	15.0%	457,791	14.3%
Arts, entertainment, and recreation	676	1.4%	54,211	1.8%
Accommodation and food services	2,674	5.5%	202,648	7.2%
Other services, except public administration	2,392	4.9%	124,530	4.6%
Public Administration	2,915	6.0%	112,020	3.3%
Total	48,368	100%	3,042,890	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey

Civilian Employed Population 16+ by Industry, 2014-2018 ACS Estimate

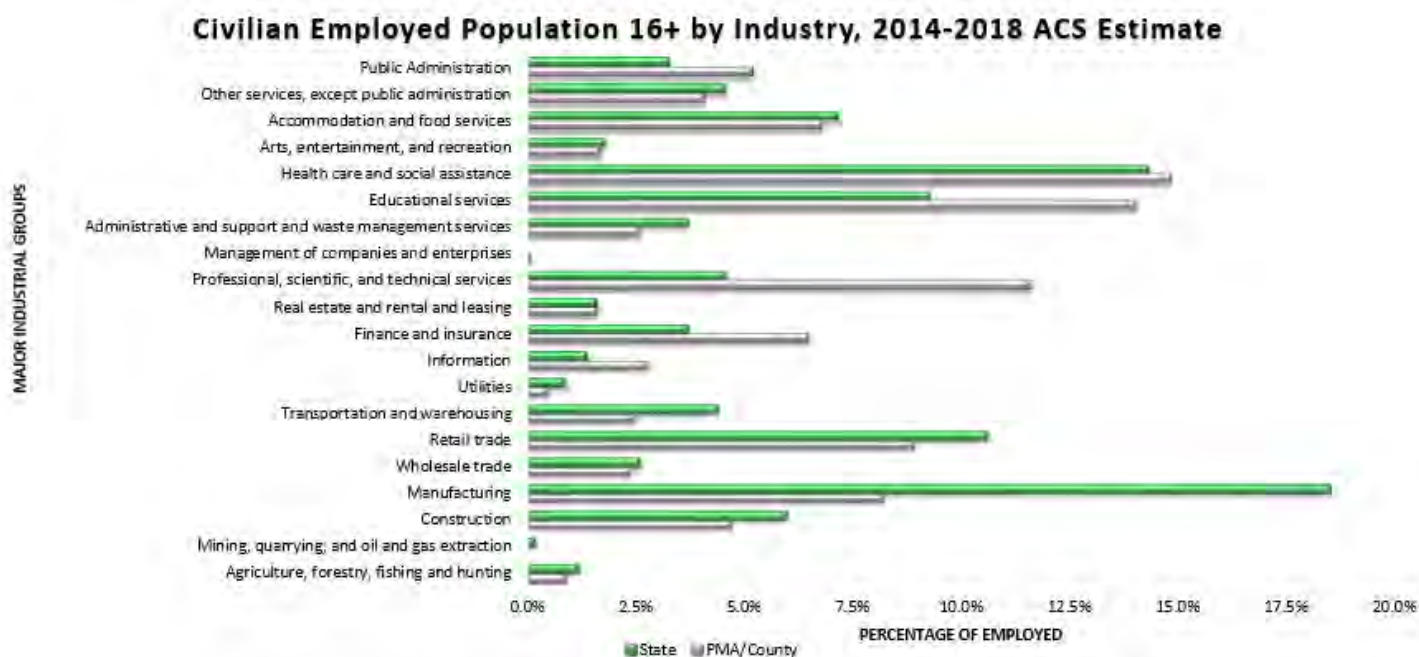


Employment by Industry Sector (County)

As shown in the table and graph below, data taken from the U.S. Census Bureau, 2014-2018 American Community Survey indicate that employment within Dane County, as compared to the State of Wisconsin, is relatively similar in terms of employment by industry sector. Dane County is differentiated by a higher than average percentage of educational services and professional, scientific and technical service compared to the state.

Civilian Employed Population 16+ by Industry, 2014-2018 ACS Estimate				
	County		State of Wisconsin	
	Employed	Percent	Employed	Percent
Agriculture, forestry, fishing and hunting	2,779	0.9%	57,205	1.2%
Mining, quarrying, and oil and gas extraction	106	0.0%	5,885	0.2%
Construction	14,304	4.7%	190,273	6.0%
Manufacturing	25,171	8.2%	533,310	18.5%
Wholesale trade	7,450	2.4%	95,559	2.6%
Retail trade	27,416	8.9%	308,922	10.6%
Transportation and warehousing	7,599	2.5%	123,840	4.4%
Utilities	1,599	0.5%	20,875	0.9%
Information	8,577	2.8%	48,510	1.4%
Finance and insurance	19,970	6.5%	152,302	3.7%
Real estate and rental and leasing	4,885	1.6%	34,626	1.6%
Professional, scientific, and technical services	35,456	11.6%	163,201	4.6%
Management of companies and enterprises	349	0.1%	5,489	0.0%
Administrative and support and waste management services	7,889	2.6%	87,437	3.7%
Educational services	42,868	14.0%	264,256	9.3%
Healthcare and social assistance	45,418	14.8%	457,791	14.3%
Arts, entertainment, and recreation	5,329	1.7%	54,211	1.8%
Accommodation and food services	20,945	6.8%	202,648	7.2%
Other services, except public administration	12,642	4.1%	124,530	4.6%
Public Administration	16,054	5.2%	112,020	3.3%
Total	306,806	100%	3,042,890	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey

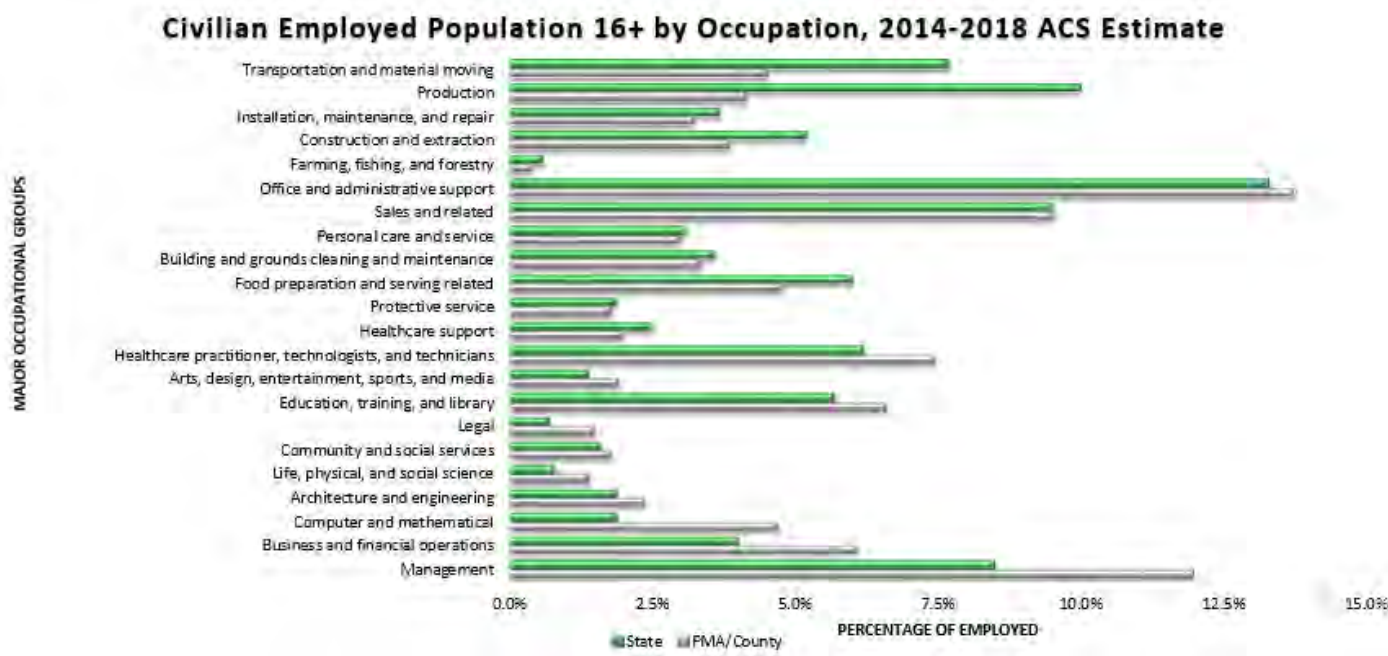


Employment by Occupation (PMA)

As shown in the table and graph below, data taken from the U.S. Census Bureau, 2014-2018 American Community Survey indicate that employment within the PMA, as compared to the State of Wisconsin, is relatively similar in terms of employment by occupation. The PMA is differentiated by the higher than average amount of individuals employed in management. Additionally, there are significantly less individuals employed in transportation and material moving and production.

Civilian Employed Population 16+ by Occupation, 2014-2018 ACS Estimate				
	PMA		State of Wisconsin	
	Employed	Percent	Employed	Percent
Management	5,793	12.0%	285,672	8.5%
Business and financial operations	2,949	6.1%	146,446	4.0%
Computer and mathematical	2,268	4.7%	80,810	1.9%
Architecture and engineering	1,147	2.4%	61,855	1.9%
Life, physical, and social science	671	1.4%	28,255	0.8%
Community and social services	856	1.8%	51,737	1.6%
Legal	720	1.5%	23,388	0.7%
Education, training, and library	3,185	6.6%	177,306	5.7%
Arts, design, entertainment, sports, and media	932	1.9%	45,160	1.4%
Healthcare practitioner, technologists, and technicians	3,595	7.4%	188,838	6.2%
Healthcare support	963	2.0%	81,043	2.5%
Protective service	860	1.8%	50,483	1.9%
Food preparation and serving related	2,303	4.8%	178,586	6.0%
Building and grounds cleaning and maintenance	1,620	3.3%	102,290	3.6%
Personal care and service	1,439	3.0%	104,419	3.1%
Sales and related	4,625	9.6%	283,999	9.5%
Office and administrative support	6,634	13.7%	409,521	13.3%
Farming, fishing, and forestry	188	0.4%	30,365	0.6%
Construction and extraction	1,872	3.9%	125,727	5.2%
Installation, maintenance, and repair	1,559	3.2%	103,870	3.7%
Production	2,004	4.1%	297,946	10.0%
Transportation and material moving	2,183	4.5%	185,174	7.7%
Total	48,368	100%	3,042,890	100%

Source: ESRI, U.S. Census Bureau, 2014-2018 American Community Survey

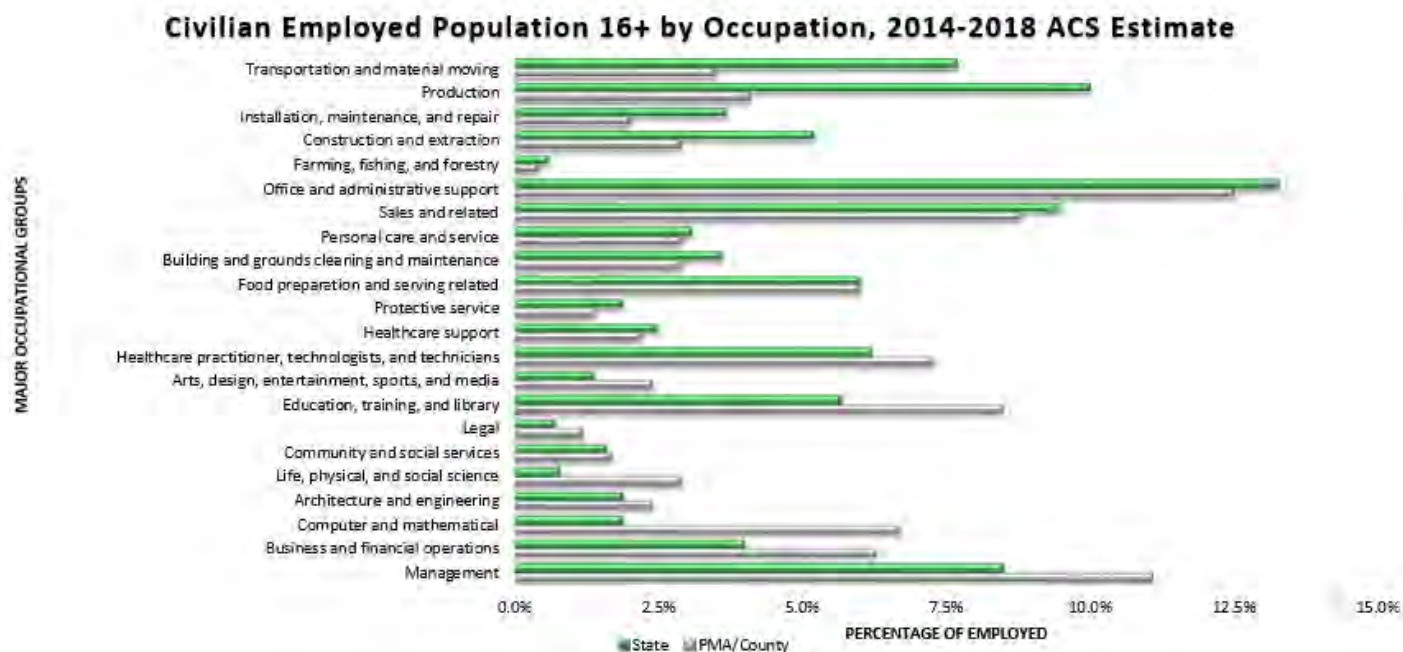


Employment by Occupation (County)

As shown in the table and graph below, data taken from the U.S. Census Bureau, 2014-2018 American Community Survey indicate that employment within Dane County, as compared to the State of Wisconsin, is relatively similar in terms of employment by occupation but is differentiated by the higher than average amount of individuals employed in business, computer and mathematical and education occupations while there are significantly less individuals employed in production occupations.

Civilian Employed Population 16+ by Occupation, 2014-2018 ACS Estimate				
	County		State of Wisconsin	
	Employed	Percent	Employed	Percent
Management	34,157	11.1%	285,672	9.4%
Business and financial operations	19,313	6.3%	146,446	4.8%
Computer and mathematical	20,443	6.7%	80,810	2.7%
Architecture and engineering	7,271	2.4%	61,855	2.0%
Life, physical, and social science	8,816	2.9%	28,255	0.9%
Community and social services	5,250	1.7%	51,737	1.7%
Legal	3,734	1.2%	23,388	0.8%
Education, training, and library	25,974	8.5%	177,306	5.8%
Arts, design, entertainment, sports, and media	7,254	2.4%	45,160	1.5%
Healthcare practitioner, technologists, and technicians	22,398	7.3%	188,838	6.2%
Healthcare support	6,760	2.2%	81,043	2.7%
Protective service	4,292	1.4%	50,483	1.7%
Food preparation and serving related	18,559	6.0%	178,586	5.9%
Building and grounds cleaning and maintenance	8,832	2.9%	102,290	3.4%
Personal care and service	8,929	2.9%	104,419	3.4%
Sales and related	27,012	8.8%	283,999	9.3%
Office and administrative support	38,293	12.5%	409,521	13.5%
Farming, fishing, and forestry	1,265	0.4%	30,365	1.0%
Construction and extraction	8,757	2.9%	125,727	4.1%
Installation, maintenance, and repair	6,188	2.0%	103,870	3.4%
Production	12,659	4.1%	297,946	9.8%
Transportation and material moving	10,650	3.5%	185,174	6.1%
Total	306,806	100%	3,042,890	100%

Source: ESRI, U.S. Census Bureau, 2014-2018 American Community Survey



Major Employers

According to a list of major employers provided within the Wisconsin State Journal Book of Business, the largest employers in Dane County include education, professional, scientific, and technical services, healthcare, and finance/insurance.

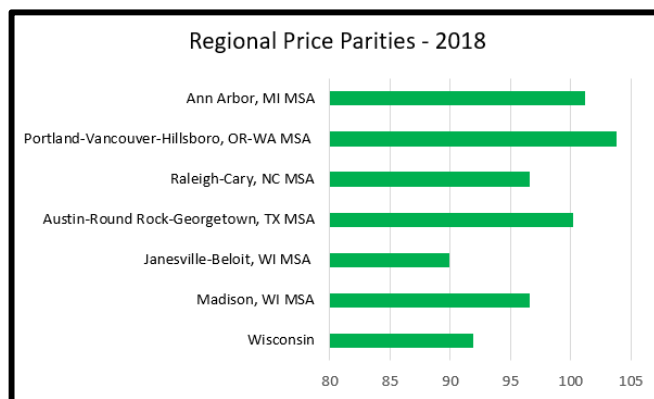
Dane County Area Major Employers		
Employer	Industry	# of Employees
University of Wisconsin-Madison	Education	10,000+
Epic	Professional, scientific, and technical services	8,000
UW Hospital and Clinics	Health Care and Social Assistance	7,010
Dean Health System	Health Care and Social Assistance	3,740
American Family Insurance	Finance and Insurance	3,650
Meriter Health Services	Health Care and Social Assistance	3,010
UW Medical Foundation	Health Care and Social Assistance	2,900
WPS Insurance	Finance and Insurance	2,170
Covance	Professional, scientific, and technical services	1,860
CUNA Mutual Group	Finance and Insurance	1,700

Source: Wisconsin State Journal Book of Business, Largest Dane County employers

State of the Dane County Regional Economy

As defined by the Madison Region Economic Partnership, the Madison Region consists of eight counties: Dane, Columbia, Dodge, Green, Iowa, Jefferson, Rock and Sauk Counties. These counties are well connected via transportation networks and major employers located within each county affect the other counties.

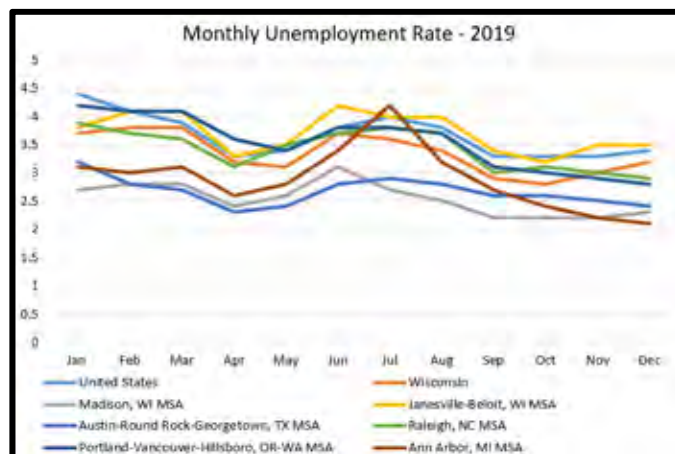
The Madison Region is one of the strongest economic areas not only within Wisconsin, but in the Midwest and the United States. When compared to other comparable MSA's within the country, the region generally has a lower unemployment level and is well below the national average. A graph of monthly unemployment levels in the major comparable MSA's, and the United States, is provided below. Additionally, the region has a price parity level which is below the United States and below several major and comparable MSA's in the United States. Although the Madison MSA has a price parity level higher than Wisconsin, a mostly rural area with lower associated living costs, the Madison MSA is generally below the other comparable MSA's in terms of the average cost of living. The associated lower cost of living within the region combined with the low unemployment levels has allowed the area to have continued economic growth over the last decade.



Major Regional Employers

University of Wisconsin–Madison Madison, WI

The region is anchored by several major employers and economic drivers. The first and foremost employer and regional driver of economic growth is the University of Wisconsin–Madison. The University of Wisconsin–Madison (“UW–Madison”) was established in 1848 and sprawls over 936 acres within the City of Madison, Wisconsin. The university has an annual budget of \$3.1 billion dollars and ranks top 10 in the United States in terms of research spending at \$1.2 billion dollars. The university employs 21,752 faculty and staff with a total enrolment of 45,319 students. From 2016 to 2017, the university awarded 6,811 bachelor's degrees, 2,213 master's degrees and 1,492 doctorate degrees. The university was ranked 28th in the world as of 2017 and is number 6 in terms of registered patents among United States universities. A total of 9,166 courses are offered at UW-Madison culminating for 232 possible undergraduate majors and certificates.



Epic Systems Verona, WI

Epic Systems is a developer of healthcare software that was founded in 1979. The software is used in community hospitals, clinics, skilled nursing, academic medical centers, rehab centers, individual patient homes and cell phone applications. As of October 2019, Epic Systems employs more than 10,000 employees and is currently expanding its campus to enlarge operations. Epic Systems has been increasing employment by approximately 1,000 every year for the last several years. Epic Systems recorded more than \$2.9 billion in revenue in 2019. The company is one of the largest employers in the region while creating and maintaining a large number of positions in technical services and other skilled labor positions. Epic Systems has been in a

perpetual state of expansion and growth for the last several years is partly responsible for the retention of highly skilled labor within the Madison Region.

**American Family Insurance
Madison, WI**

American Family Insurance is headquartered in Madison, Wisconsin and focuses on property, casualty and auto insurance. The firm is ranked 254 in the Fortune 500 listing and has approximately 13,531 employees nationwide. It is estimated the firm employs between one and four thousand employees in the Madison, WI area. American Family Insurance hires workers across a broad spectrum of occupations and in multiple wage categories.

**Exact Sciences Corporation
Madison, WI**

Exact Sciences Corporation is a biomedical science company headquartered in Madison, Wisconsin. The frontrunner product of the company is Cologuard; a non-invasive, DNA stool test designed to test for colorectal cancer. The company has grown rapidly since federal approval of Cologuard to more than 1,800 employees in Wisconsin, mostly in the Madison area, and more than 2,400 employees nationwide. The company is relatively new, founded in 1995, and is a paradigm of other biomedical and research based startups and firms emerging in the Madison area centered on the research and scientific capabilities of UW-Madison. Exact Sciences serves as an indicator of the startup potential for other biomedical and technology firms in the region with a reliance on the UW Medical and Engineering colleges.

**John Deere & Co.
Horicon, WI**

John Deere is a major producer of machinery for agriculture, construction, landscaping, forestry and government. The company has a major manufacturing plant known as John Deere Works in Horicon, Wisconsin and is the largest employer within Dodge County. The plant employs approximately 1,200 full time employees and has undergone recent expansions to hire approximately 80 more employees; a secondary expansion is still a possibility and would add an unknown amount of jobs. Hourly wages for the most recent expansion range from \$15-20 per hour for welders, machinists, and assembly workers based on the most recent John Deere job advertisements. This facility is the place where gators, 4-wheeled service vehicles, will be produced and shipped. A strong need for workforce housing in Horicon due to the presence of John Deere was noted by city officials.

**Land's End
Dodgeville, WI**

Land's End is a clothing company specializing in casual clothing, luggage and home furnishing and is headquartered in Dodgeville, WI. Land's End primarily markets via mail-order and internet sales but has several retail locations both inside the United States and Internationally. The company is publically traded on the NASDAQ and is estimated to hire between one and four thousand individuals within the Madison Region and is the largest employer in Dodge County. The company prides itself on its values and focuses on programs which provide a possible impact for both employees and the local community.

**Monroe Clinic
Monroe, WI**

The Monroe Clinic, a member of SSM Health in Monroe, Wisconsin is estimated to employ between one and four thousand employees in the Madison Region and is the largest employer in Green County. Monroe Clinic offers various medical services, including access to their hospital, an optical shop, and a pharmacy. The Monroe Clinic is currently hiring across several specialties, indicating potential growth for high wage earners to move into the Monroe and Green County area.

Economic Investment and Development

The Madison Region has experienced tremendous growth, investment and development in the last several years. In 2016-2017, as reported by the Madison Region Economic Partnership, the area saw a total economic investment of more than \$1.49 billion in capital expenditures which added approximately 4,958 jobs. A listing of the major expansions, constructions and additions assembled by the Madison Region Economic Growth Partnership are given below:

Madison Kipp Corp • Expansion • \$3.5m • Sun Prairie, Dane County	Atlantis Valley Foods • New • \$1.5m • 20 new jobs • Cottage Grove, Dane County
McKenzie Place • New • \$7.3m • Madison, Dane County	BCP Transportation • Expansion • 70 new jobs • Deerfield, Dane County
Northwoods Paper Converting • Expansion • \$4.2m • Beaver Dam, Dodge County	Beaver Dam Cold Storage North • Expansion • \$14.5m • 20 new jobs • Beaver Dam, Dodge County
OneNeck • Expansion • \$5.2m • Fitchburg, Dane County	Beaver Dam Eye Care • Expansion • \$2m • Beaver Dam, Dodge County
Pharmaceutical Product Development • Parking spaces expansion • Middleton, Dane County	Bell Laboratories • Expansion • \$12m • DeForest, Dane County
Plastics Industries • New • 30 new jobs • Janesville, Rock County	Benjamin Plumbing • New • \$2.5m and \$10m • Fitchburg, Dane County
RCH Manufacturing • New • \$4.2m • Madison, Dane County	Cameca Instruments • New • \$6m • Fitchburg, Dane County
Ridell, Inc. • New • \$7.5m • 300 new jobs • Sun Prairie, Dane County	Catalent Pharma Solutions • New • \$34m • Madison, Dane County
Riverside Energy Center • New • \$700m • Town of Beloit, Rock County	Certco • New addition • \$9.6m • Madison, Dane County
Royle Printing Co • New • \$2.1m • Sun Prairie, Dane County	Charter NEX Films • Expansion • 50 new jobs • Milton, Rock County
Saint Gobain • Expansion • \$11.5m • 48 new jobs • Portage, Columbia County	Clasen Quality Coatings • Expansion • \$1.5m • Cottage Grove, Dane County
SC Aviation • Expansion • \$37m • 31 new jobs • Janesville, Rock County	Colony Brands • Expansion • 225 jobs • Monroe, Green County
SHINE Medical Technologies • New headquarters • 80 employees • Janesville, Rock County	The Cosmos and The Spark • New • \$40m • 600 new jobs • Madison, Dane County
Source2Market • Warehouse construction • Iowa County	Create-A-Pack Foods, Inc • Expansion • \$5m • Ixonia, Jefferson County
Spectrum Brands • Expansion • \$3.4m • Middleton, Dane County	Dollar General • New • \$75m • 552 new jobs • Janesville, Rock County
Stand Rock Hospitality • Expansion • 30 new jobs • Wisconsin Dells • Columbia & Sauk Counties	Duluth Trading Company • New • \$20m • 100-150 new jobs • Mount Horeb, Dane County
Stateline Distillery • New • \$1.2m • Madison, Dane County	Eastland Feed & Grain • New • 4-10 new jobs • Monroe, Green County
Steamfitters Local 601 • New • \$12m • Madison, Dane County	Ecolab • Expansion • 5 new jobs • Beloit, Rock County
STIHL • New • 44 new jobs • Cottage Grove, Dane County	Electronic Theatre Controls • Expansion • \$12m • 625 employees retained • Middleton, Dane County
Stonehouse • New • \$34m • 200 new jobs • Madison, Dane County	Employer Group • New • \$1.7m • Verona, Dane County
Sub-Zero Group • Expansion • \$71m • 222 new jobs • Fitchburg, Dane County	Fiskars • Americas' corporate headquarters • \$18.3m • 55 new jobs; 276 retained • Middleton, Dane County
Sun Nuclear • Expansion • \$1.8m • Middleton, Dane County	Fromm Family Foods • Expansion • \$4.9m • 25-30 new jobs • Columbus, Columbia County
Teel Plastics, Inc • Expansion • \$7m • 80 new jobs • Baraboo, Sauk County	Galaxie LLC • New addition • \$15m • Madison, Dane County
Toledo Molding & Die • New • 100 jobs • Beloit, Rock County	Glory Global Solutions, Inc • Expansion • \$3.6m • 50 new jobs • Watertown, Jefferson County
Union Corners • New • \$10.5m • Madison, Dane County	IPM Foods LLC • New • 36 new jobs • Beloit, Rock County
United Vaccines • New • \$25m • 23 new jobs • Verona, Dane County	John Deere Horicon Works • Expansion • \$42m • 80 new jobs • Horicon, Dodge County
UW Pharmacy Enterprise • New • \$9m • Middleton, Dane County	Johnsonville Sausage • Expansion • 36 new jobs • Watertown, Jefferson County
UW Provisions • New • \$3m • Sun Prairie, Dane County	Klondike Cheese Company • Expansion • Monroe, Green County
Vandelay Industries • New • \$4m • Beaver Dam, Dodge County	Laser Express • New • \$7.3m • Middleton, Dane County
Vintage Brewing Co • New • 80-100 jobs • Sauk City, Sauk County	Little Potato Company • New investment • \$20m • 129 new jobs • DeForest, Dane County
Vintage Parts • New • \$4.2m • Beaver Dam, Dodge County	Loggerhead Deco • New • 36 new jobs • Portage, Columbia County
W.W. Grainger, Inc • Expansion • \$5.2m • 300 new jobs • Janesville, Rock County	
Al. Ringling Theatre • Restoration • \$3m • Baraboo, Sauk County	
American Family Insurance • Additions • \$29.6m • Madison, Dane County	
American Packaging Corp • Expansion • \$29m • 240 new jobs • DeForest, Dane County	
American Packaging Corp • New facility • \$21m • 60 jobs • DeForest, Dane County	
Anchor Bank • Addition • \$47m • Madison, Dane County	

In addition to the projects undertaken in 2016-2017, there are several other projects and regional plans in progress. Job growth and development by companies has been constant for the last several years as the area continues to recover from the Great Recession. Additionally, Dane County lead the state in population growth in 2016 and several Dane County Communities (Madison, Fitchburg, Sun Prairie and Verona) were among the top 10 largest population gainers in the state. The growth in Dane County alone accounted for 77 percent of the total population gain in the State of Wisconsin in 2016. According to City of Madison economic development plan, Dane County was also responsible for 56 percent of the State of Wisconsin job growth from 2001 to 2015, with an increase of almost 43,000 jobs. The county recorded a 15 percent increase in jobs over this period while the state averaged 3 percent. Combined, Dane County added 1,100 new businesses and the GDP of the City of Madison grew from \$23 billion dollars to \$39 billion dollars, representing 6.5 percent annual growth, from 2001 to 2012.

The Madison Region has also seen development in terms of the start-up scene. In 2016-2017, the state had 87 companies which received Qualified New Venture Business Venture Tax Credits. Qualified New Venture Business Tax Credits ("QNBV Tax Credits") are administered by the Wisconsin Economic Development Corporation and serve to support entrepreneurial and innovative businesses and individuals. The program provides tax credits to investors who make cash equity investments in qualified early-stage businesses. Of the 87 companies in the state to receive these QNBV Tax Credits, 46 were from Dane County. The total amount of these credits issued in the state was \$18.44 million dollars, of that amount, \$9.84 million dollars went to Dane County companies.

Summary

Overall, the Madison Region, consisting of Dane, Colombia, Dodge, Green, Iowa, Jefferson, Rock and Sauk Counties, has seen tremendous economic growth and investment in the last several years. The Madison Region is anchored by several large employers, spread across multiple counties. The area has a heavy focus on skilled and technical occupations, as well as science, education, healthcare, finance, technology and manufacturing. Continued success by these economic drivers will maintain a robust job market and low unemployment levels. Area growth outlooks continue to look positive and more development and investment are expected in the coming years.

Sources:

2017 State of the Madison Region Report & Advance Now Strategy Update." Madison Region Economic Partnership, pp. 01–10., madisonregion.org.

"About the UWAbout the UW." About – University of Wisconsin–Madison, www.wisc.edu/about/.

"About Us." Epic Systems: About Us, Epic Systems, www.epic.com/about.

"Data Dashboard." Madison Region Economic Partnership, madisonregion.org/data-dashboard/.

"Qualified New Business Venture." WEDC, Wisconsin Economic Development Corporation, wedc.org/programs-and-resources/qualified-new-business-venture/.

Speckhard, Lisa. "City Plan: Dane County Responsible for over Half of Wisconsin's Job Growth since 2001." *Madison.com*, 21 Feb. 2017, host.madison.com

Wroge, Logan. Madison, Dane County Lead the State Population Growth in Latest U.S. Census Estimates. 27 May 2017, host.madison.com/wsj/news/local/madison-dane-county-lead-the-state-population-growth-in

Historical Labor Force, Employment, Unemployment, and Unemployment Rate Table

Labor Force, Employment, Unemployment, Unemployment Rate Dane County, State of Wisconsin, United States 2005-2020 (Not Seasonally Adjusted)																
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 (1)
Labor Force																
Dane County	277,232	280,527	283,220	285,593	288,708	292,809	295,779	298,925	293,240	295,320	297,453	301,195	305,718	310,737	318,231	312,236
% Change	-	1.2%	1.0%	0.8%	1.1%	1.4%	1.0%	1.1%	-1.9%	0.7%	0.7%	1.3%	1.5%	1.6%	2.4%	-2.9%
Employment																
Dane County	267,716	270,193	274,073	276,653	279,286	282,673	285,626	281,647	275,835	279,638	282,956	287,098	294,425	300,846	309,163	294,246
% Change	-	0.9%	1.4%	0.9%	1.0%	1.2%	1.0%	-1.4%	-2.1%	1.4%	1.2%	1.5%	2.6%	2.2%	2.8%	-6.2%
Unemployment																
Dane County	9,516	10,334	9,147	8,940	9,422	10,136	10,153	17,278	17,405	15,682	14,497	14,097	11,293	9,891	9,068	17,990
% Change	-	8.6%	-11.5%	-2.3%	5.4%	7.6%	0.2%	70.2%	0.7%	-9.9%	-7.6%	-2.8%	-19.9%	-12.4%	-8.3%	129.1%
Unemployment Rate																
Dane County	3.4%	3.7%	3.2%	3.1%	3.3%	3.5%	3.4%	5.8%	5.9%	5.3%	4.9%	4.7%	3.7%	3.2%	2.8%	5.8%
% Difference	-	0.3%	-0.5%	-0.1%	0.2%	0.2%	-0.1%	2.4%	0.1%	-0.6%	-0.4%	-0.2%	-1.0%	-0.5%	-0.4%	3.4%
Wisconsin	5.4%	5.7%	5.0%	4.7%	4.7%	4.9%	4.9%	8.6%	8.7%	7.8%	7.0%	6.7%	5.4%	4.5%	4.0%	7.7%
% Difference	-	0.3%	-0.7%	-0.3%	0.0%	0.2%	0.0%	3.7%	0.1%	-0.9%	-0.8%	-0.3%	-1.3%	-0.9%	-0.5%	4.4%
United States	5.8%	6.0%	5.5%	5.1%	4.6%	4.6%	5.8%	9.3%	9.6%	8.9%	8.1%	7.4%	6.2%	5.3%	4.9%	8.8%
% Difference	-	0.2%	-0.5%	-0.4%	-0.5%	0.0%	1.2%	3.5%	0.3%	-0.7%	-0.8%	-0.7%	-1.2%	-0.9%	-0.4%	5.1%

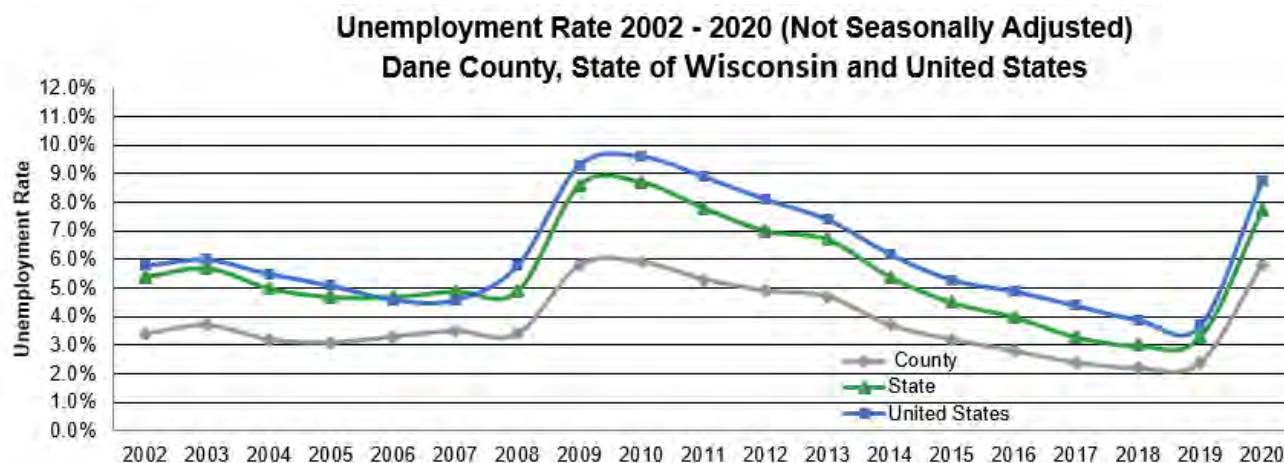
Source: US Bureau of Labor Statistics, Local Area Unemployment Statistics (Not Seasonally Adjusted)

(1) 2020 numbers are averages of the months of January through July.

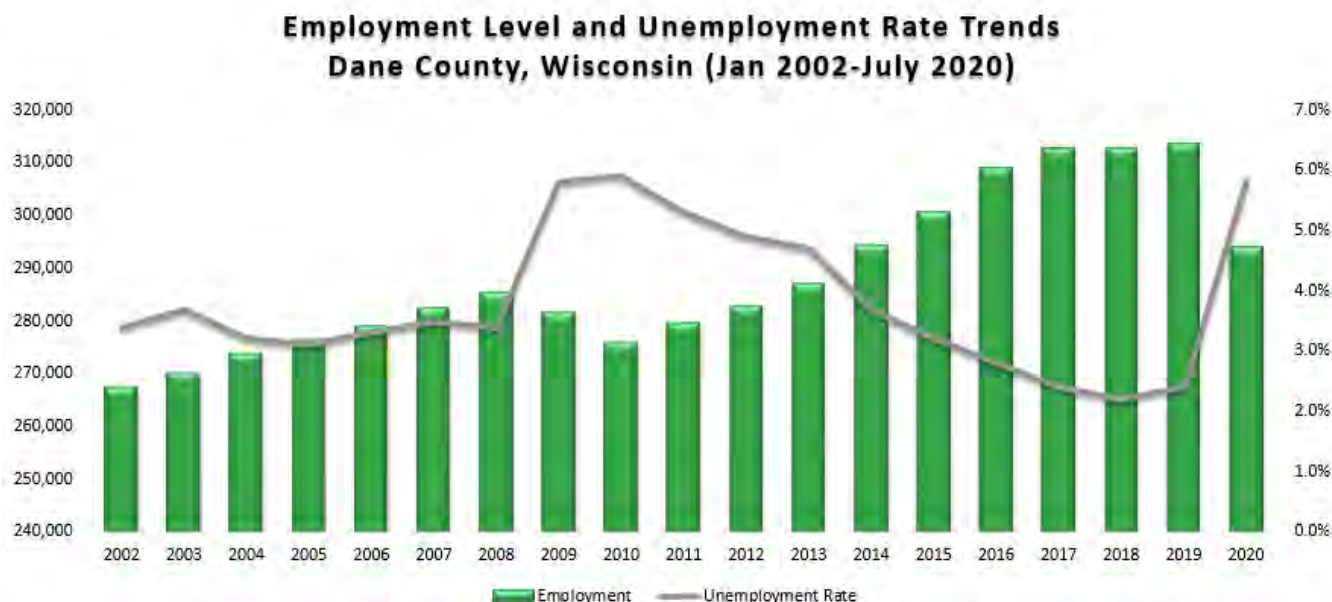
The previous table presents labor force, employment, and unemployment data for Dane County, the State of Wisconsin, and the Nation. Additionally, the table compares Unemployment Rates between Dane County, Wisconsin, and the Nation.

Over the last 18 years, Dane County's unemployment rate has averaged 3.8 percent, versus the state and national average of 5.5 and 6.2 percent, respectively. In 2007, the unemployment rate for Dane County was 3.5 percent, versus the state and national average of 4.9 and 4.6 percent. At the onset of the national recession, between 2008 and 2009, the unemployment rate for Dane County increased by 2.4 percent and has been in decline since 2010 and have recently increased in 2020. As of 2015, the unemployment rate was 3.2 percent, versus the state and national average of 4.6 and 5.3 percent, respectively. As of 2020, the annual average unemployment rate is 5.8 percent, versus the state and national unemployment rate of 7.7 and 8.8 percent, respectively.

It should be noted that this data does not take into account recent developments relating to the Covid-19 pandemic. As the Covid-19 pandemic continues and the length of time businesses are forced to be shut down is increased, unemployment rates are expected to continue to rise as 55 million Americans have filed for unemployment since March 2020. Latest estimates point to a significantly increased national unemployment rate of 14.7 percent as of April 2020. The challenging nature of estimating future increases or decreases in the future unemployment rates will continue to be closely tied to the future progress made in containing the virus and the ability of Americans to safely get back to work and adjust to the new ways of conducting business.



Source: Bureau of Labor Statistics



Source: Bureau of Labor Statistics

Typical Income by Occupation (MSA vs. State)

As shown in the table below, workers in the Madison, WI Metropolitan Statistical Area ("MSA") had an average (mean) hourly wage of \$25.43 (\$52,890 annual), compared to the state average of \$22.24 (\$46,270).

Compared to the state in twenty-two major occupational groups, the Madison, WI Metropolitan Statistical Area saw an overall 12.5 percent positive wage difference. Across most major occupational groups, the Madison, WI Metropolitan Statistical Area saw several groups with significant negative and positive differences in wages, ranging anywhere between -1.3 to +16.1 percent. Overall, the positive difference in the average wages is to be expected as the area is largely urban and associated with a higher cost of living, thus pushing salaries higher.

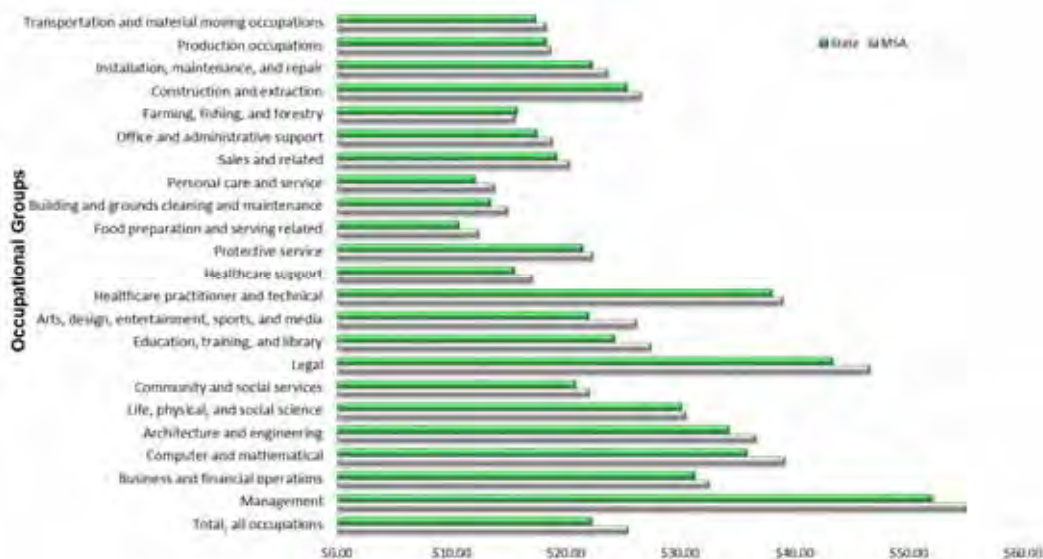
Occupational Employment and Wages by Major Occupational Group Madison, WI Metropolitan Statistical Area

Major Occupational Groups	Percent of Total Employment		Mean Hourly Wage		Mean Annual Wage (2)		% Difference (1)
	MSA	State	MSA	State	MSA	State	
Total, all occupations	100.0%	100.0%	\$25.43	\$22.24	\$52,890	\$46,270	12.5%
Management	5.0%	4.6%	\$54.98	\$51.97	\$114,370	\$108,100	5.5%
Business and financial operations	7.1%	4.9%	\$32.54	\$31.23	\$67,690	\$64,950	4.0%
Computer and mathematical	6.2%	2.7%	\$39.12	\$35.82	\$81,370	\$74,520	8.4%
Architecture and engineering	2.0%	1.8%	\$36.55	\$34.20	\$76,030	\$71,130	6.4%
Life, physical, and social science	1.9%	0.7%	\$30.49	\$30.08	\$63,410	\$62,570	1.3%
Community and social services	1.6%	1.4%	\$22.06	\$20.83	\$45,890	\$43,340	5.6%
Legal	0.7%	0.5%	\$46.51	\$43.29	\$96,730	\$90,050	6.9%
Education, training, and library	6.8%	5.8%	\$27.44	\$24.29	\$57,080	\$50,520	11.5%
Arts, design, entertainment, sports, and media	1.5%	1.2%	\$26.20	\$21.99	\$54,500	\$45,740	16.1%
Healthcare practitioner and technical	6.2%	5.9%	\$38.94	\$37.98	\$81,000	\$79,010	2.5%
Healthcare support	2.3%	2.5%	\$17.12	\$15.49	\$35,600	\$32,210	9.5%
Protective service	1.5%	1.9%	\$22.36	\$21.50	\$46,500	\$44,720	3.8%
Food preparation and serving related	8.0%	8.7%	\$12.38	\$10.69	\$25,760	\$22,240	13.7%
Building and grounds cleaning and maintenance	2.9%	2.9%	\$14.93	\$13.39	\$31,060	\$27,850	10.3%
Personal care and service	3.0%	4.1%	\$13.82	\$12.05	\$28,740	\$25,060	12.8%
Sales and related	8.9%	9.4%	\$20.33	\$19.17	\$42,290	\$39,870	5.7%
Office and administrative support	14.8%	14.5%	\$18.82	\$17.47	\$39,140	\$36,350	7.1%
Farming, fishing, and forestry	0.4%	0.2%	\$15.55	\$15.75	\$32,340	\$32,760	-1.3%
Construction and extraction	3.6%	3.6%	\$26.54	\$25.34	\$55,210	\$52,700	4.5%
Installation, maintenance, and repair	3.2%	3.9%	\$23.68	\$22.33	\$49,260	\$46,450	5.7%
Production occupations	6.7%	11.6%	\$18.70	\$18.33	\$38,900	\$38,130	2.0%
Transportation and material moving occupations	5.6%	7.3%	\$18.30	\$17.33	\$38,060	\$36,040	5.3%

Source: United States Department of Labor (Bureau of Labor Statistics) May 2016 Occupational Employment Statistics

(1) A positive percent difference measures how much the mean wage in MSA is above the state and national mean wage, while a negative difference reflects a lower wage.

(2) Annual wages have been calculated by multiplying the hourly mean wage by a 'year-round, full-time' hours figure of 2,080 hours; for those occupations where there is not an hourly mean wage published, the annual wage has been directly calculated from the reported survey data.



Occupational Projections

Workforce Long-Term Occupational projections, 2016-2026 State of Wisconsin				
SOC Title	2016 Employment (1)	2026 Employment Projection	Employment Change	Percent Change
Total, All Occupations	3,113,237	3,322,268	209,031	6.71%
Management Occupations	183,719	203,817	20,098	10.94%
Business and Financial Operations Occupations	154,291	170,379	16,088	10.43%
Computer and Mathematical Occupations	75,795	86,675	10,880	14.35%
Architecture and Engineering Occupations	53,047	59,384	6,337	11.95%
Life, Physical, and Social Science Occupations	21,683	24,125	2,442	11.26%
Community and Social Service Occupations	43,100	48,250	5,150	11.95%
Legal Occupations	15,906	16,784	878	5.52%
Education, Training, and Library Occupations	188,433	197,635	9,202	4.88%
Arts, Design, Entertainment, Sports, and Media Occupations	51,772	55,602	3,830	7.40%
Healthcare Practitioners and Technical Occupations	166,638	181,271	14,633	8.78%
Healthcare Support Occupations	75,104	83,105	8,001	10.65%
Protective Service Occupations	57,050	58,626	1,576	2.76%
Food Preparation and Serving Related Occupations	246,075	272,390	26,315	10.69%
Building and Grounds Cleaning and Maintenance Occupations	97,714	104,157	6,443	6.59%
Personal Care and Service Occupations	155,323	182,785	27,462	17.68%
Sales and Related Occupations	290,330	305,114	14,784	5.09%
Office and Administrative Support Occupations	439,187	442,018	2,831	0.64%
Farming, Fishing, and Forestry Occupations	29,831	31,621	1,790	6.00%
Construction and Extraction Occupations	114,699	124,536	9,837	8.58%
Installation, Maintenance, and Repair Occupations	112,967	119,876	6,909	6.12%
Production Occupations	319,361	317,682	-1,679	-0.53%
Transportation and Material Moving Occupations	221,212	236,436	15,224	6.88%

(1) Employment is a count of jobs rather than people, and includes all part and full-time nonfarm jobs. Employment also includes jobs among self-employed and unpaid family workers. Totals may not add due to suppression.

*Information is derived using May 2016 OES Survey and annual data 2016 QCEW. Unpublished data from the US Bureau of Labor Statistics, CPS and US Census Bureau was also used. To the extent possible, the projections take into account anticipated changes in Wisconsin's economy from 2016-2026. It is important to note that unanticipated events may affect the accuracy of these projections.

Source: Wisconsin's WORKnet – Industry Projections, US Bureau of Labor Statistics

As shown in the table above, the State of Wisconsin, barring any unanticipated major economic impacts (loss of major employers, financial crises, etc.) is projected to net approximately 209,031 jobs from 2016 to 2026. This increase in jobs is projected to be led by key occupational groups, including: Management, Business and Financial Operations, Computer and Mathematical Operations, Healthcare, Food Preparation and Personal Care. As population increases, construction, and baby boomers age, those industries related closely with these trends will continue to trend upward in terms of job creation.

Plant Closing Mass Layoffs

Below is a listing of Plant Closing Mass Layoffs ("PCML") notices filed in compliance with Worker Adjustment Retaining Notification ("WARN") Act and State Plant Closing law from 2015 through September 2020 in Dane County.

Date of Notice	Company (Corporate Address)	Wisconsin Location	Type of Notice	# Affected
2020				
25-Sept.	Advanced Pain Management LLC	Multiple	Closure	238
16-Sept.	Frank Productions, LLC	Madison	WF Reduction	39
1-Sept.	Hyatt Place Madison	Madison	WF Reduction	26
17-Aug.	Aramark at the Fluno Center	Madison	WF Reduction	60
23-July	North Central Staffing	Madison	WF Reduction	75
23-July	North Central Staffing	Middleton	WF Reduction	71
16-July	The Madison Concourse Hotel	Madison	WF Reduction	114
2-July	Hampton Inn and Suites	Madison	WF Reduction	45
2-July	SpringHill Suites	Madison	WF Reduction	37
25-June	Hilton Madison Monona Terrace	Madison	WF Reduction	49
25-June	Democ, Inc.	Multiple	WF Reduction	38
1-June	Union Cab of Madison Cooperative	Madison	WF Reduction	126
18-May	Atrium Hospitality	Middleton	WF Reduction	125
28-Apr.	Foot Locker	Multiple	WF Reduction	261
21-Apr.	Great Lakes Specialty Finance Inc.	Multiple	WF Reduction	28
17-Apr.	The Finish Line	Multiple	WF Reduction	131
14-Apr.	Nordstrom Inc.	Multiple	WF Reduction	218
10-Apr.	Hooters of America, LLC	Multiple	WF Reduction	61
9-Apr.	Tetra PAK Processing Equipment Inc	Windsor	Closure	39
8-Apr.	American Greetings	Statewide	WF Reduction	153
6-Apr.	Hobby Lobby Stores, Inc.	Multiple	Closure	639
3-Apr.	PC/Nametag Inc.	Verona	WF Reduction	46
2-Apr.	Bartaco	Madison	Closure	67
2-Apr.	AJLS Enterprises Inc.	Madison	WF Reduction	56
30-Mar.	Paper Source	Madison	WF Reduction	13
30-Mar.	Collegiate Hotel Group	Madison	WF Reduction	63
27-Mar.	Food Fight Restaurant Group	Multiple	WF Reduction	324
26-Mar.	Food Fight Restaurant Group	Multiple	WF Reduction*	535
26-Mar.	Discovery Culinary Collaborative LLC	Madison	Closure	55
25-Mar.	Take 5 Oil Change	Multiple	WR	140
25-Mar.	The Edgewater Management Company	Madison	WF Reduction	215
23-Mar.	Park Hotel Inc.	Madison	Closure	120
20-Mar.	Sub-Zero	Madison	Closure	1,097
17-Feb.	Riddell Sports Group Inc.	Sun Prairie	Closure	109
2019				
28-Mar	Zalk Josephs Fabricators LLC	Stoughton	WF Reduction	Unknown
23-Feb	ShopKo	Multiple	Closure	578
2018				
23-Oct	Bimbo Bakeries USA	Madison	Closure	159
31-Aug	P.F. Chang's	Middleton	Closure	36
31-Aug	West Corporation	Middleton	WF Reduction	112
19-June	Roche Nimblegen Inc.	Madison	Closure	79
30-Mar	Toys "R" US, Inc	Multiple	Closure	326
7-Feb	Mike Flint Enterprises	Multiple	Closure	168
16-Jan	Sam's Club	Madison	Closure	165

Date of Notice	Company (Corporate Address)	Wisconsin Location	Type of Notice	# Affected
2017				
2-Oct	Webcrafters	Waunakee	Closure	258
29-Sept	Mad Design and Marketing	Madison	Layoff	2
7-Aug	PDQ Food Stores, Inc.	Multiple	Closure	313
1-Aig	Brennan's Market	Multiple	Closure	139
25-July	The Carlson Company, Inc.	Madison	Closure	49
3-July	Gander Mountain	Statewide	Closure	371
30-May	Zalk Josephs Fabricators, LLC	Stoughton	WF Reduction	55
23-May	Colony Brand	Madison	Closure	103
7-Feb	Spredfast Inc.	Madison	Closure	47
2016				
7-Oct	Home Security of America	Cross Plains	Closure	121
19-May	Anchor FSB- East towne blvd.	Madison	WF Reduction	46
19-May	Anchor FSB- East city view dr	Madison	WF Reduction	46
19-May	Anchor FSB- East main street.	Madison	WF Reduction	46
12-May	Mosanto Company	Middleton	Closure	30
25-April	Oscar Meyer Div, Kraft Heinz Foods LLC	Madison	Closure	561
12-May	Monsanto Company	Madison	Closure	30
19-May	Anchor Bank	Madison	Layoff	46
7-Oct	Home Security of America	Cross Plains	Closure	121

Source: WARN Notice Summary – Worknet

*Includes the closures of Canteen, Craftsman Table and Tap, and Johnny Delmonico's Steakhouse

County Commuting Patterns

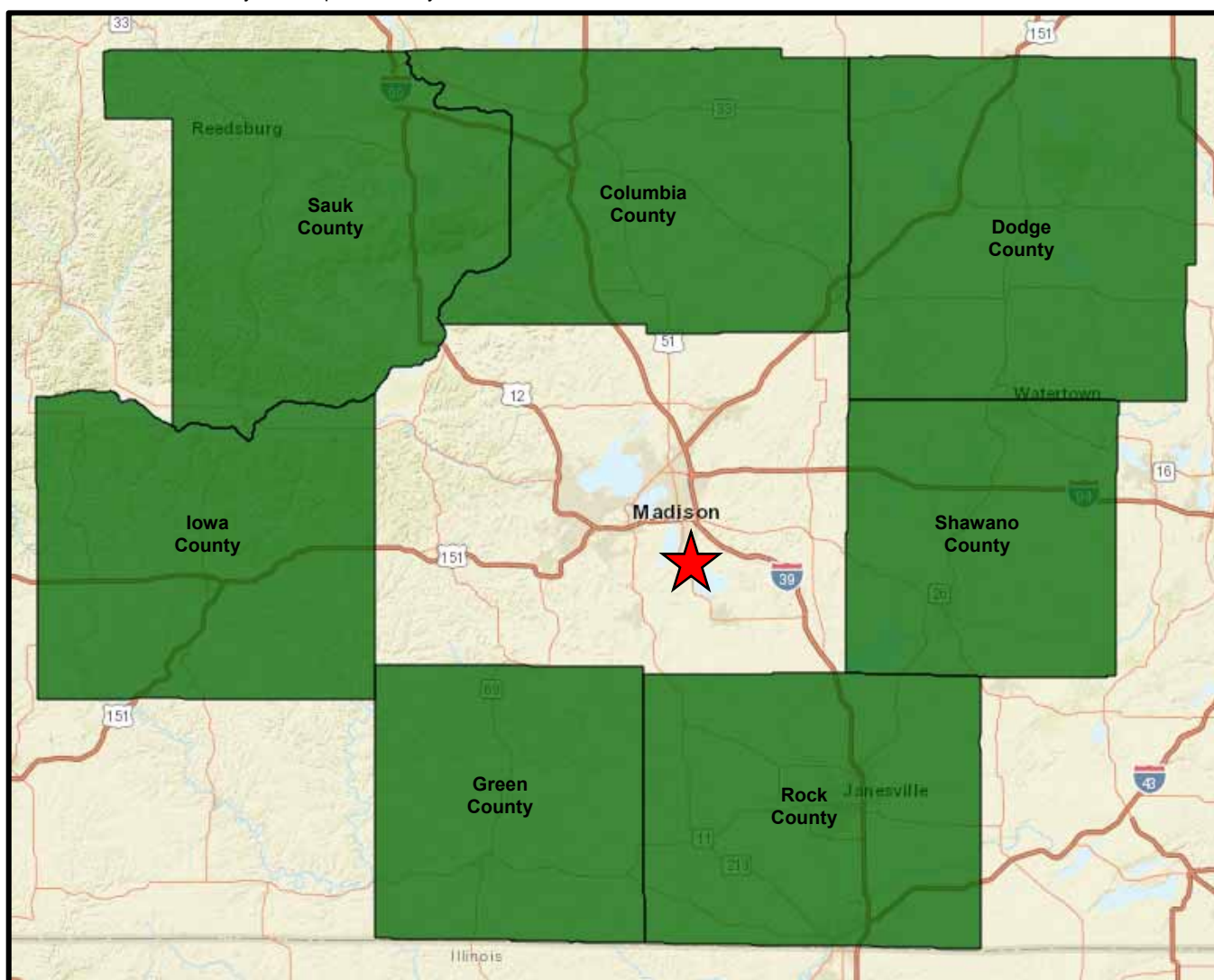
County to county worker flows examine interconnections between the state's counties, offering general insight as to how boundaries of local and regional economies are affected by the interchange of workers. Additionally, by examining the relationship between worker origin and destination, it is easier to understand how commuting patterns play a role in the exchange of labor, goods, services, information, and housing across counties. The following information provides estimations of typical travel times, county origin, and county destination for Dane County Workers. According to the data compiled by the US Department of Commerce, Census Bureau, American Survey 2009-2013, 83.7 percent of Dane County residents work within Dane County, while 16.3 percent of Dane County's workforce commutes from surrounding areas outside of Dane County.

Commuting Data, 2006-2010		
	Number	Percentage
Workers in County	303,203	-
Work and Live	252,733	83.4%
Work and Live Out	50,470	16.6%

Source: Residence County to Workplace County Flows for the United States, 2006-2010 Census

Commuting Data, 2009-2013		
	Number	Percentage
Workers in County	309,454	-
Work and Live	258,949	83.7%
Work and Live Out	50,505	16.3%

Source: Residence County to Workplace County Flows for the United States, 2009-2013 Census



According to the US Census Bureau Residence County to Work Place County Flows, Dane County takes in the majority of its workers from Colombia County, accounting for approximately 30.0 percent of the top five counties sending workers into Dane County, and 20.1 percent of total workers commuting to Dane County. Conversely, Dane County loses the majority of its workers to Rock County, accounting for approximately 23.1 percent of the top five counties taking workers from Dane County, and 11.3 percent of total workers leaving Dane County.

Commuting Patterns: Top five counties sending workers INTO county, 2006-2010			
2006-2010			
County	Number	% Five County Total	% County Total
Columbia County	10,416	30.9%	20.6%
Rock County	8,444	25.1%	16.7%
Green County	5,323	15.8%	10.5%
Jefferson County	5,148	15.3%	10.2%
Sauk County	4,347	12.9%	8.6%
2009-2013			
Columbia County	10,147	30.0%	20.1%
Rock County	8,696	25.7%	17.2%
Green County	5,337	15.8%	10.6%
Jefferson County	5,311	15.7%	10.5%
Sauk County	4,280	12.7%	8.5%

Source: Residence County to Workplace County Flows for the United States, 2006-2010 and 2009-2013 Census

Commuting Patterns: Top five counties taking workers FROM county, 2006-2010			
2006-2010			
County	Number	% Five County Total	% County Total
Rock County	1,920	25.7%	13.7%
Columbia County	1,747	23.4%	12.4%
Sauk County	1,450	19.4%	10.3%
Jefferson County	1,441	19.3%	10.2%
Waukesha County	915	12.2%	6.5%
2009-2013			
Rock County	1,713	23.1%	11.3%
Columbia County	1,669	22.5%	11.0%
Sauk County	1,636	22.1%	10.8%
Jefferson County	1,404	19.0%	9.3%
Waukesha County	981	13.3%	6.5%

Source: Residence County to Workplace County Flows for the United States, 2006-2010 and 2009-2013 Census

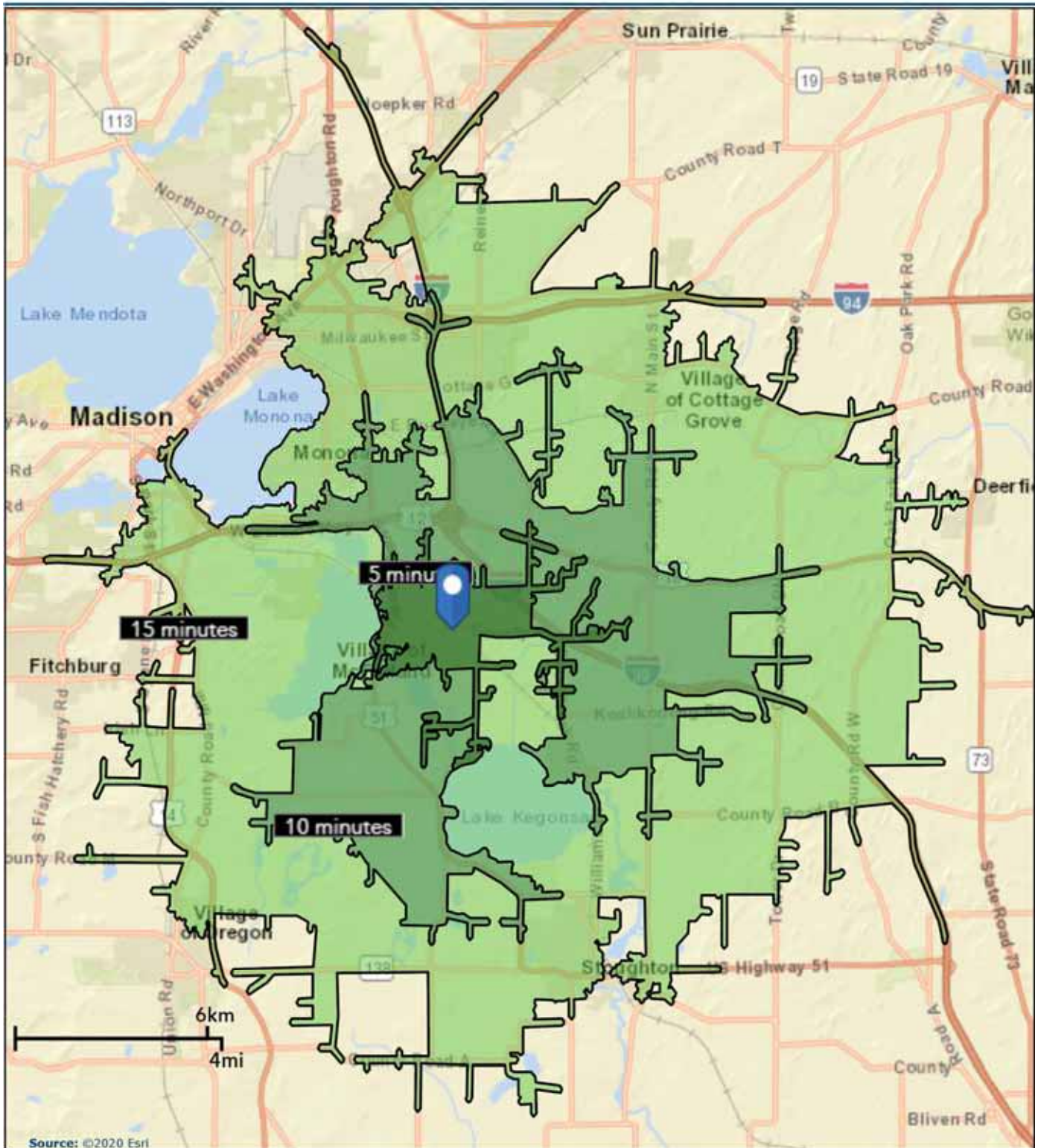
Commuting Patterns 2006-2013			
	2006-2010	2009-2013	% Change
County Workers	303,203	309,454	2.1%
Resident Workers	252,733	258,949	2.5%
Incoming Workers	50,470	50,505	0.1%

Source: Residence County to Workplace County Flows for the United States, 2006-2010 and 2009-2013 Census

Drive-Time Map



Drive-Time Map



Key Housing Facts

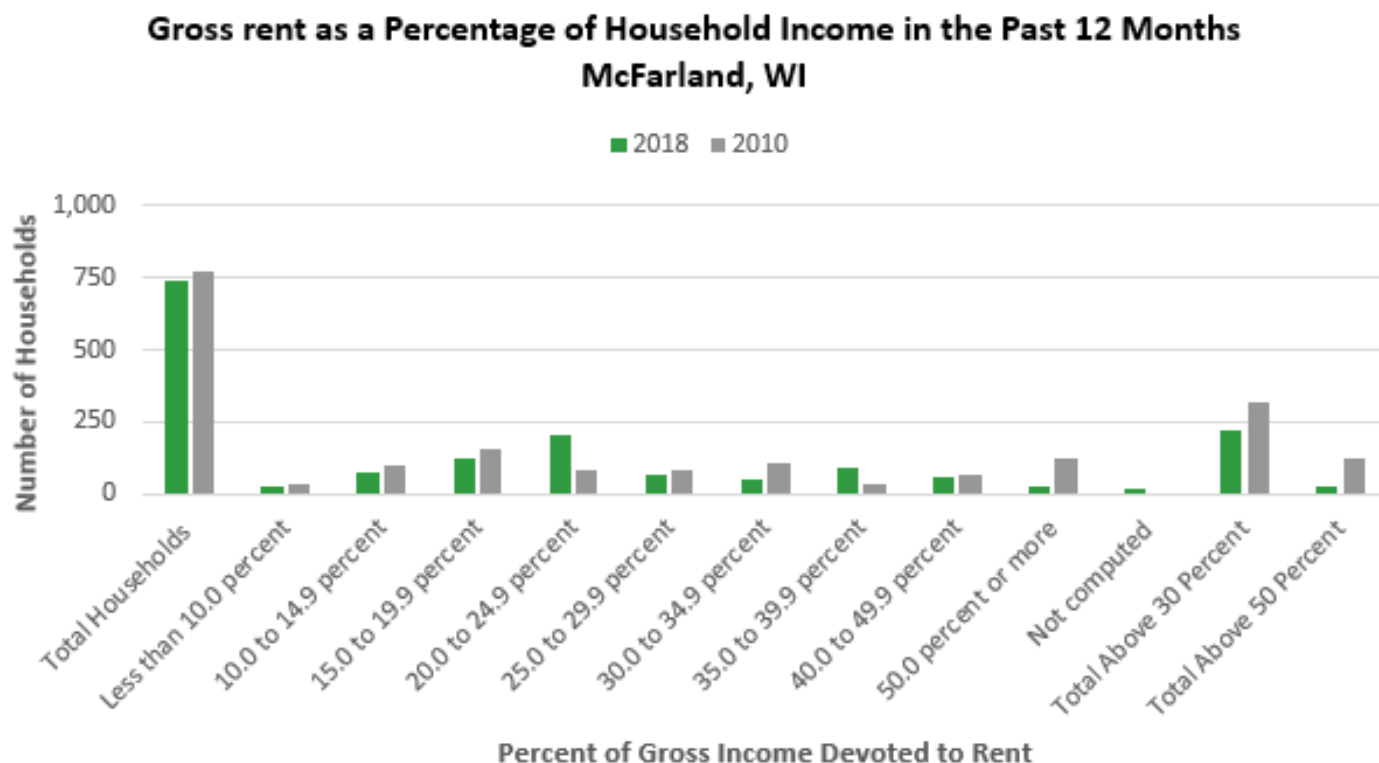
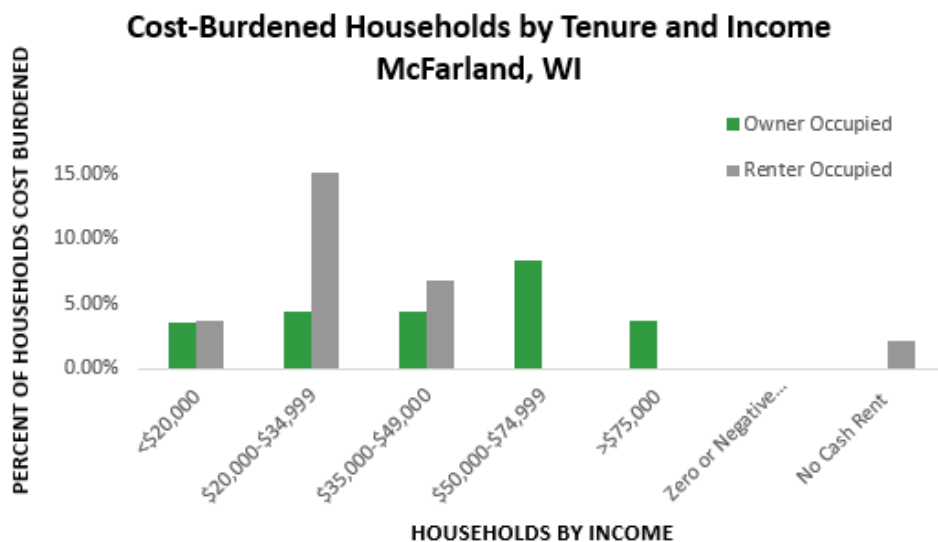
- Individuals with disabilities generally rely on Supplemental Security Income (“SSI”) as a main source of income, which gives a monthly minimum benefit of \$771 for any individual qualified to receive SSI. An individual could afford a maximum monthly rent of \$231 with this income, assuming 30 percent of their income goes towards housing. It is important to note, even at this rent level, a household would be considered cost-burdened by their housing expenses.
- A minimum wage worker in Wisconsin (\$7.25) would need to work 116.7 hours per week to afford the one bedroom Fair Market Rent (“FMR”) of \$1,015 in Dane County, WI assuming 30 percent of their income goes towards housing. This amount does not factor in taxes on an individual’s income of \$7.25 per hour.

Housing Cost Burden

- Households are considered cost-burdened when their housing costs exceed 30 percent of their monthly income.
- Cost-burdened households in McFarland, WI have decreased in number and as a percentage of households since 2010.
- Severely cost-burdened households in McFarland, WI have decreased in number and as a percentage of households since 2010.
- 28 renter households (3.8%) are severely cost-burdened with housing costs exceeding 50 percent of their income in McFarland, WI

Gross Rent as a Percentage of Household Income in the Last 12 Months for McFarland, WI				
Rent as a Percentage of Income	2018		2010	
	ACS Estimated Number of Households	Percentage of Households	ACS Estimated Number of Households	Percentage of Households
Total Households	736	100%	768	100%
Less than 10.0 percent	25	3.4%	32	4.2%
10.0 to 14.9 percent	78	10.6%	99	12.9%
15.0 to 19.9 percent	126	17.1%	155	20.2%
20.0 to 24.9 percent	203	27.6%	79	10.3%
25.0 to 29.9 percent	66	9.0%	82	10.7%
30.0 to 34.9 percent	47	6.4%	103	13.4%
35.0 to 39.9 percent	91	12.4%	31	4.0%
40.0 to 49.9 percent	56	7.6%	68	8.9%
50.0 percent or more	28	3.8%	119	15.5%
Not Computed	16	2.2%	-	0.0%
Total Above 30 Percent	222	30.2%	321	41.8%
Total Above 50 Percent	28	3.8%	119	15.5%

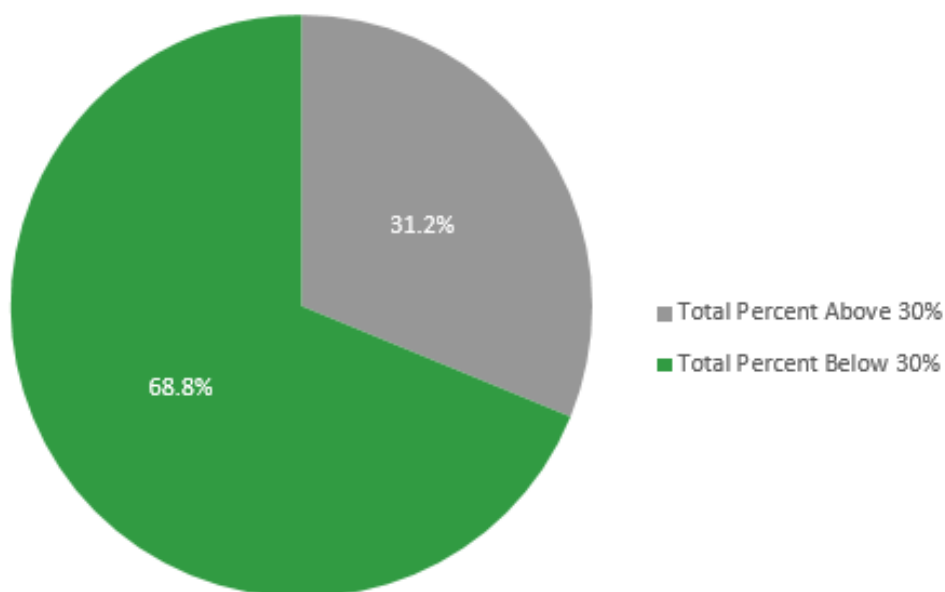
Sources: Social Security Administration, American Fact Finder, United States Census Bureau, Esri, Department of Housing and Urban Development (HUD), US Census American Fact Finder: Financial Characteristics 2012-2016 American Community Survey 5-Year Estimates



Sources: Social Security Administration, American Fact Finder, United States Census Bureau, Esri, Department of Housing and Urban Development (HUD), US Census American Fact Finder: Financial Characteristics 2012-2016 American Community Survey 5-Year Estimates

Renter Household Rent as a Percentage of Income Within Project Zip Code			
Income Level	Percent of Income Towards Rent	Percent of Renters	Total Renters Above 30 Percent
<\$20,000	30% or More	3.25%	27
\$20,000-\$34,999	30% or More	18.31%	152
\$35,000-\$49,000	30% or More	6.02%	50
\$50,000-\$74,999	30% or More	1.69%	14
>\$75,000	30% or More	0.00%	0
Zero or Negative Income	30% or More	0.00%	0
No Cash Rent	30% or More	1.93%	16
Number of Renter Occupied Households in Project Zip Code			830
Total Households Above 30%			259
Total Percent Above 30%			31.2%
Total Percent Below 30%			68.8%

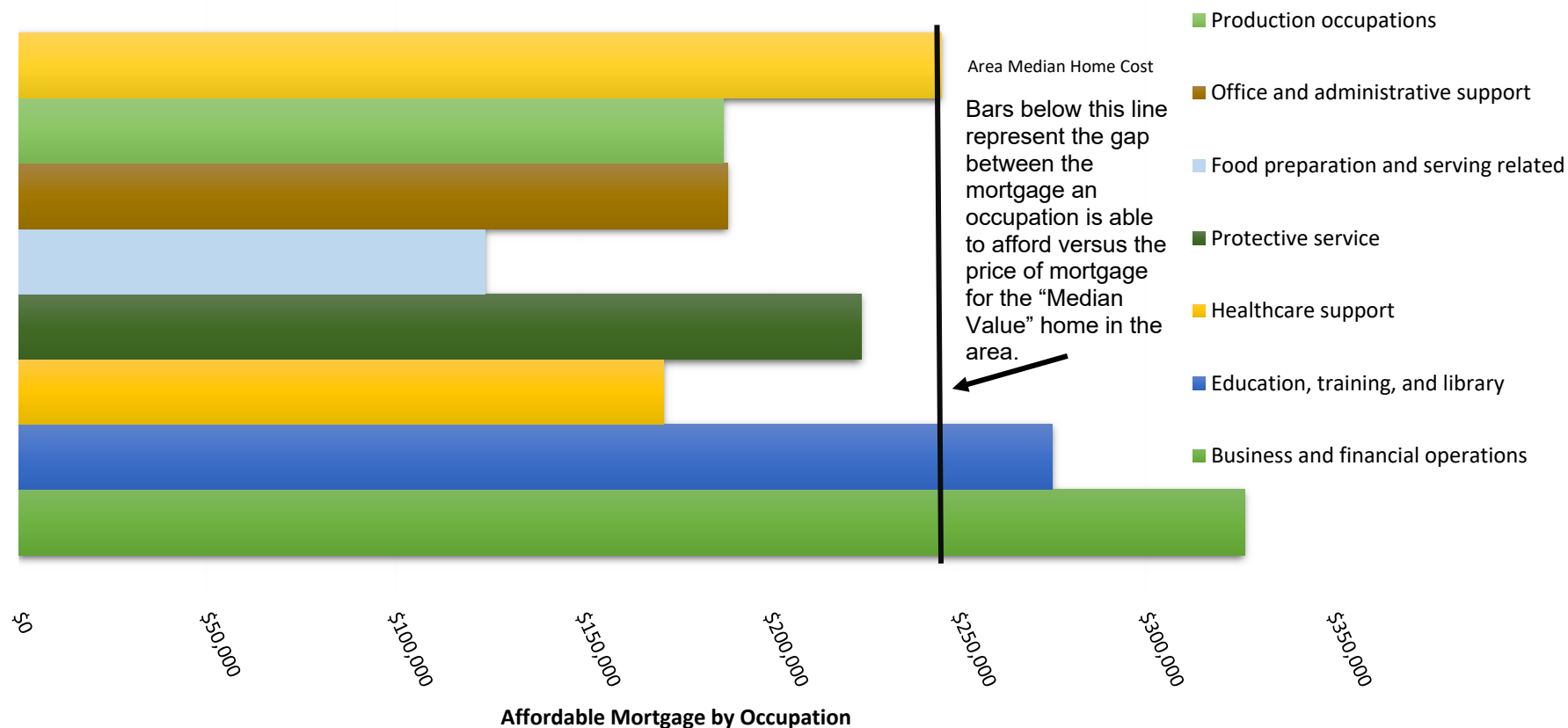
**Renter Household Rent as a
Percentage of Income**



Sources: Social Security Administration, American Fact Finder, United States Census Bureau, Esri, Department of Housing and Urban Development (HUD), US Census American Fact Finder: Financial Characteristics 2012-2016 American Community Survey 5-Year Estimates

Homeownership Affordability versus Total Mortgage Cost

Home Ownership Affordability by Occupation and Total Mortgage McFarland, WI



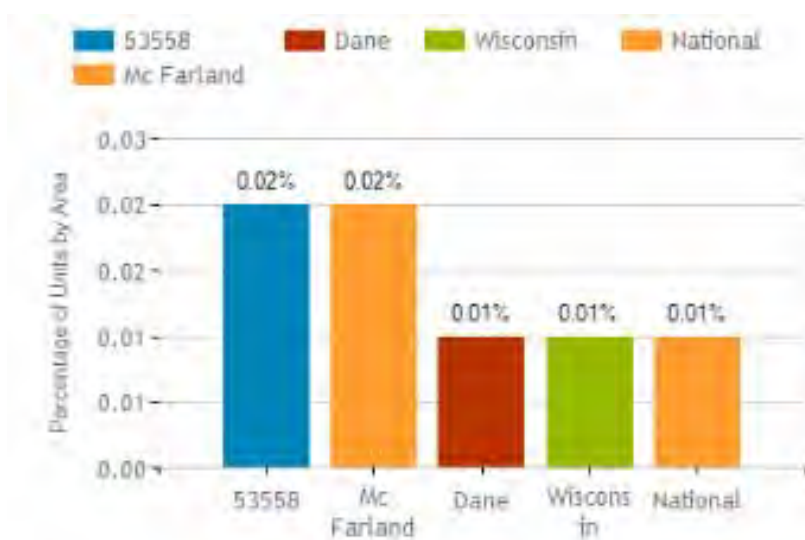
Note: Salaries for occupations were taken from the United States Department of Labor (Bureau of Labor Statistics) May 2019 Occupational Employment Statistics. These figures represent the mean wage paid in a given MSA. The affordable mortgage for each occupation set assumes 30 percent of the household's income is available for a mortgage payments on a 30-year, 4.7 percent interest mortgage.

Sources: Social Security Administration, American Fact Finder, United States Census Bureau, Esri, Department of Housing and Urban Development (HUD), US Census American Fact Finder: Financial Characteristics 2012-2016 American Community Survey 5-Year Estimates

Economic Impact of the Mortgage and Credit Crisis

According to realitytrac.com, there are currently 2 properties in 53558 that are in some stage of foreclosure (default, auction or bank owned) while the number of homes listed for sale on RealtyTrac is 30. In April, the number of properties that received a foreclosure filing in 53558 was 0% higher than the previous month and 0% higher than the same time last year.

The following table shows the total number of foreclosures broken down by type or filing for the Nation, State of Wisconsin, Dane County, City of McFarland and 53588 zip code:



Source: RealtyTrac Real Estate Statistics & Foreclosure Trends

Summary

Over the last 18 years, Dane County's unemployment rate has averaged 3.8 percent, versus the state and national average of 5.5 and 6.2 percent, respectively. In 2007, the unemployment rate for Dane County was 3.5 percent, versus the state and national average of 4.9 and 4.6 percent. At the onset of the national recession, between 2008 and 2009, the unemployment rate for Dane County increased by 2.4 percent and has been in decline since 2010 and have recently increased in 2020. As of 2015, the unemployment rate was 3.2 percent, versus the state and national average of 4.6 and 5.3 percent, respectively. As of 2020, the annual average unemployment rate is 5.8 percent, versus the state and national unemployment rate of 7.7 and 8.8 percent, respectively.

It should be noted that this data does not take into account recent developments relating to the Covid-19 pandemic. As the Covid-19 pandemic continues and the length of time businesses are forced to be shut down is increased, unemployment rates are expected to continue to rise as 55 million Americans have filed for unemployment since March 2020. Latest estimates point to a significantly increased national unemployment rate of 14.7 percent as of April 2020. The challenging nature of estimating future increases or decreases in the future unemployment rates will continue to be closely tied to the future progress made in containing the virus and the ability of Americans to safely get back to work and adjust to the new ways of conducting business.

Data taken from the U.S. Census Bureau, 2014-2018 American Community Survey indicate that employment within PMA, as compared to the State of Wisconsin, is relatively similar in terms of employment by industry sector. The PMA's civilian employee population (ages 16+) is most found within Health care and social assistance, educational services, and manufacturing, combining for 35.9 percent of employment in the PMA. Manufacturing levels are well below state levels while professional, scientific and technical services and finance and insurance levels are well above state levels, respectfully. The elevated levels of these services are most likely attributed to the presence of area employers such as the University of Wisconsin-Madison, Epic and American Family Insurance.

Workers in the Madison, WI Metropolitan Statistical Area ("MSA") had an average (mean) hourly wage of \$25.43 (\$52,890 annual), compared to the state average of \$22.24 (\$46,270). Compared to the state in twenty-two major occupational groups, the Madison, WI Metropolitan Statistical Area saw an overall 12.5 percent positive wage difference. Across most major occupational groups, the Madison, WI Metropolitan Statistical Area saw several groups with significant negative and positive differences in wages, ranging anywhere between -1.3 to +16.1 percent. Overall, the positive difference in the average wages is to be expected, as the area is largely urban and associated with a higher cost of living, thus pushing salaries higher.

Existing Housing Rental Stock

The information in this section includes the identification and inventory of representative existing developments within or near the PMA that will likely compete with the proposed development. Additionally, any permitted or proposed developments within the PMA known to McFarland City officials were identified and inventoried. This section will analyze both the current and the proposed supply of competing developments within the market area.

Building Permit History

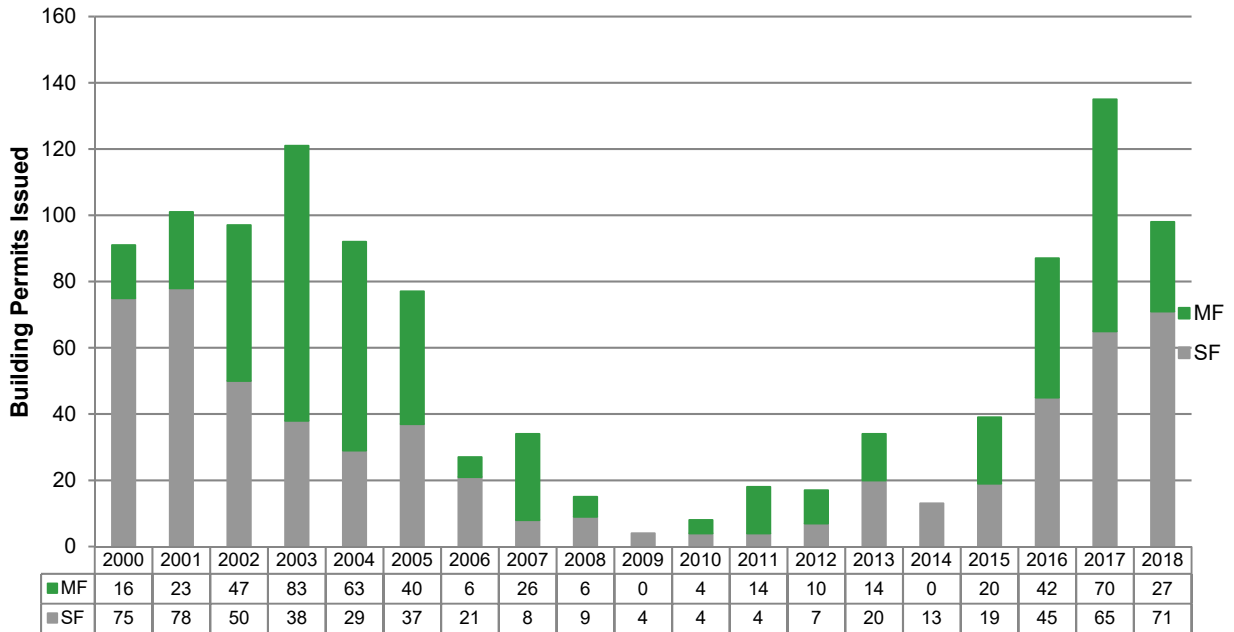
Based on the information gathered from the US Census Bureau, the City of McFarland has issued permits for a total of 1,108 residential units over the eighteen+ year period ending in 2018 for an average of 58 residential units being constructed per year. Dane County has issued permits for a total of 63,064 residential units over the eighteen+ year period ending in 2018 for an average of 3,319 residential units being constructed per year.

McFarland, WI and Dane County, WI Building Permits History						
Year	City of McFarland, WI			Dane County, WI		
	SF	MF	Total	SF	MF	Total
2000	75	16	91	1,992	1,994	3,986
2001	78	23	101	2,317	2,508	4,825
2002	50	47	97	2,472	1,863	4,335
2003	38	83	121	2,739	2,663	5,402
2004	29	63	92	2,746	1,963	4,709
2005	37	40	77	2,413	2,201	4,614
2006	21	6	27	1,565	1,736	3,301
2007	8	26	34	1,217	1,097	2,314
2008	9	6	15	651	1,086	1,737
2009	4	0	4	664	622	1,286
2010	4	4	8	666	394	1,060
2011	4	14	18	650	721	1,371
2012	7	10	17	774	1,577	2,351
2013	20	14	34	1,113	1,742	2,855
2014	13	0	13	1,105	2,438	3,543
2015	19	20	39	1,195	2,002	3,197
2016	45	42	87	1,302	3,210	4,512
2017	65	70	135	1,384	2,952	4,336
2018	71	27	98	1,319	2,011	3,330
Total	597	511	1,108	28,284	34,780	63,064
Annual Average	31	27	58	1,489	1,831	3,319

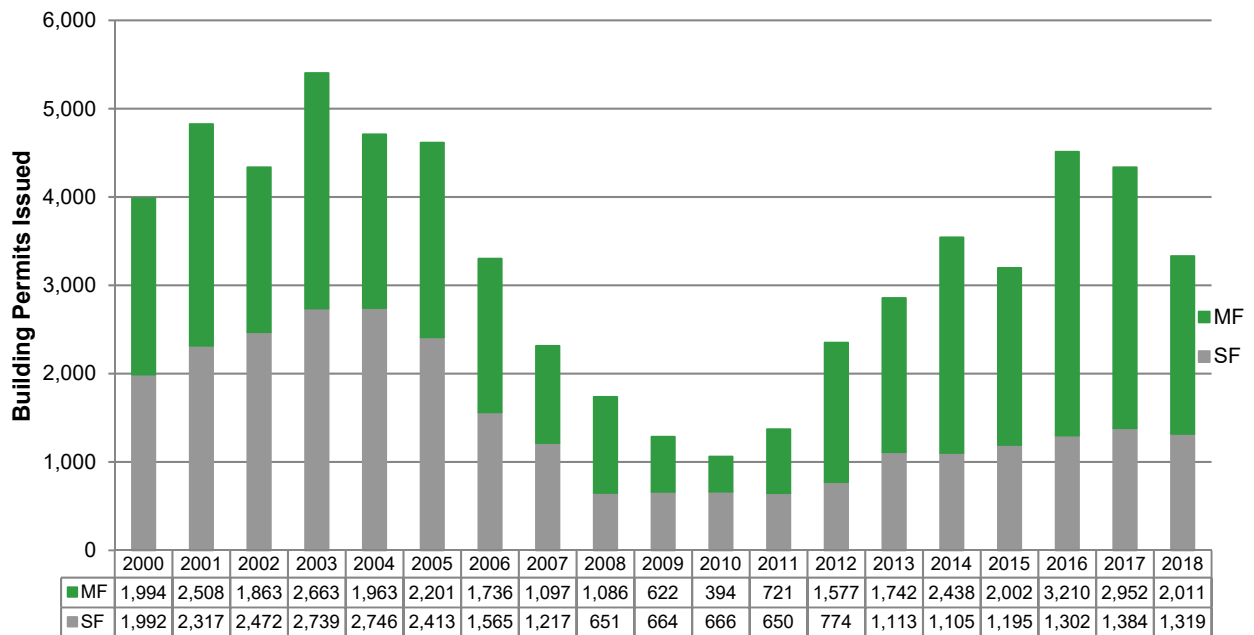
Source: US Census Bureau, Building Permits

Building Permit History Graph

Building Permits Issued by Building Type 2000-2018
City of McFarland, WI



Building Permits Issued by Building Type 2000-2018
Dane County, WI



Comparable Developments

The initial step in this section is to identify representative existing developments that, in the analyst's best judgment, will compete with the subject property. The comparable developments were identified through a variety of sources including a review of local periodicals and interviews with the following: local real estate professionals, WHEDA, local government officials, and property managers of existing developments. The selected comparable developments are summarized on the following pages. A site visit and an in-depth interview were conducted with the property manager from each of these developments.

Twenty-six comparable developments were identified and inventoried for a total of 1,397 rental units within or near the PMA. Developments receiving substantial federal or state rent subsidies were included in the comparable analysis for informational purposes only and were not considered in the determination of comparable market rents since government Fair Market Rent ("FMR") limits are often not reflective of local market conditions. However, these properties are identified and listed in addition to the comparable developments since they often provide insight into the residential market occupancy. Additionally, several developments refused to provide updated information. These developments include the following:

Project Name	Address	City	Phone Number	Reason
Cottages of McFarland	5165 Taylor Road	McFarland	608-838-6515	Unable to Contact
Stoughton Arms	336 Olson Court	Stoughton	608-271-6700	Unable to Contact
Williamstown Bay	4809 Dale Street	McFarland	608-838-4248	Unable to Contact
Pine Cove Apartments	958 Park Street	Oregon	608-835-9084	Unable to Contact
Oregon Apts. (Genesis)	230 S. Oak Street	Oregon	608-838-8600	Unable to Contact
Rosewood I & II Apartments	300 Silverado Drive	Stoughton	608-877-9388	Unable to Contact
Greenwood Apartments	139 Wolfe Street	Oregon	608-877-9388	Unable to Contact
One West Wolfe	111 Wolfe Street	Oregon	608-348-7755	Unable to Contact
Catalina Crossing	4525 Secret Garden Drive	McFarland	608-575-4377	Refused
Walnut Street Apartments	227 Walnut Street	Oregon	608-258-4900	Unable to Contact

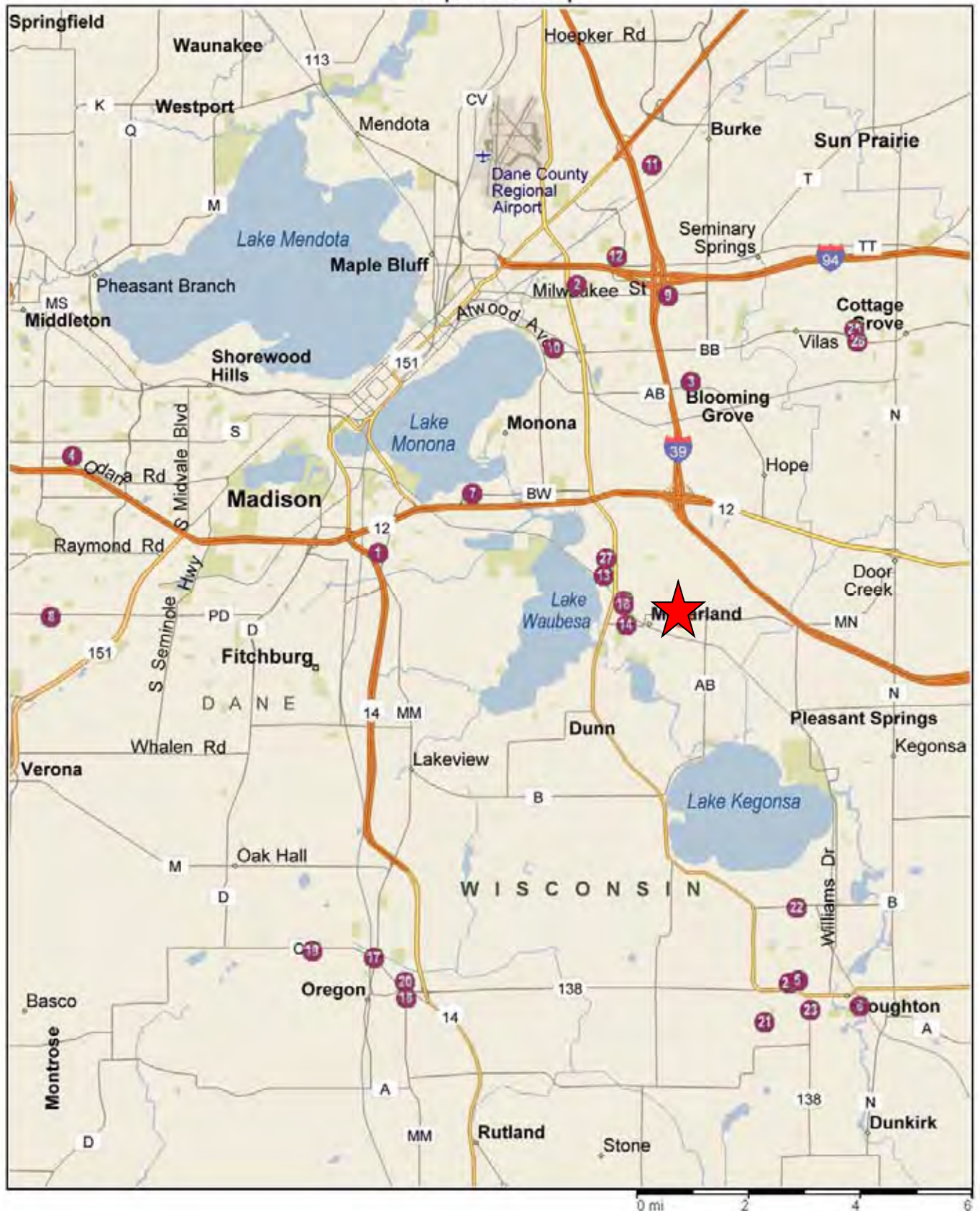
The comparable developments selected appear to provide a good cross section of the existing rental market. The analysis focused on occupancy, rental rate range (based on the number of bedrooms), development age, unit characteristics, and building amenities of potentially competing developments. Summary tables and a comparable property locator map are provided on the following pages. Single-family and duplex dwellings (including condominiums) were deemed not to materially compete with multifamily developments within the PMA. Therefore, the effects of single-family and duplex dwellings were not analyzed and not reconciled with the effective demand for the subject property.

The multifamily rental market within or near the PMA is considered strong by generally accepted standards, with a total of thirty-four vacancies for a 2.4 percent vacancy rate (1.5 with applications pending). Of the thirty-four vacancies:

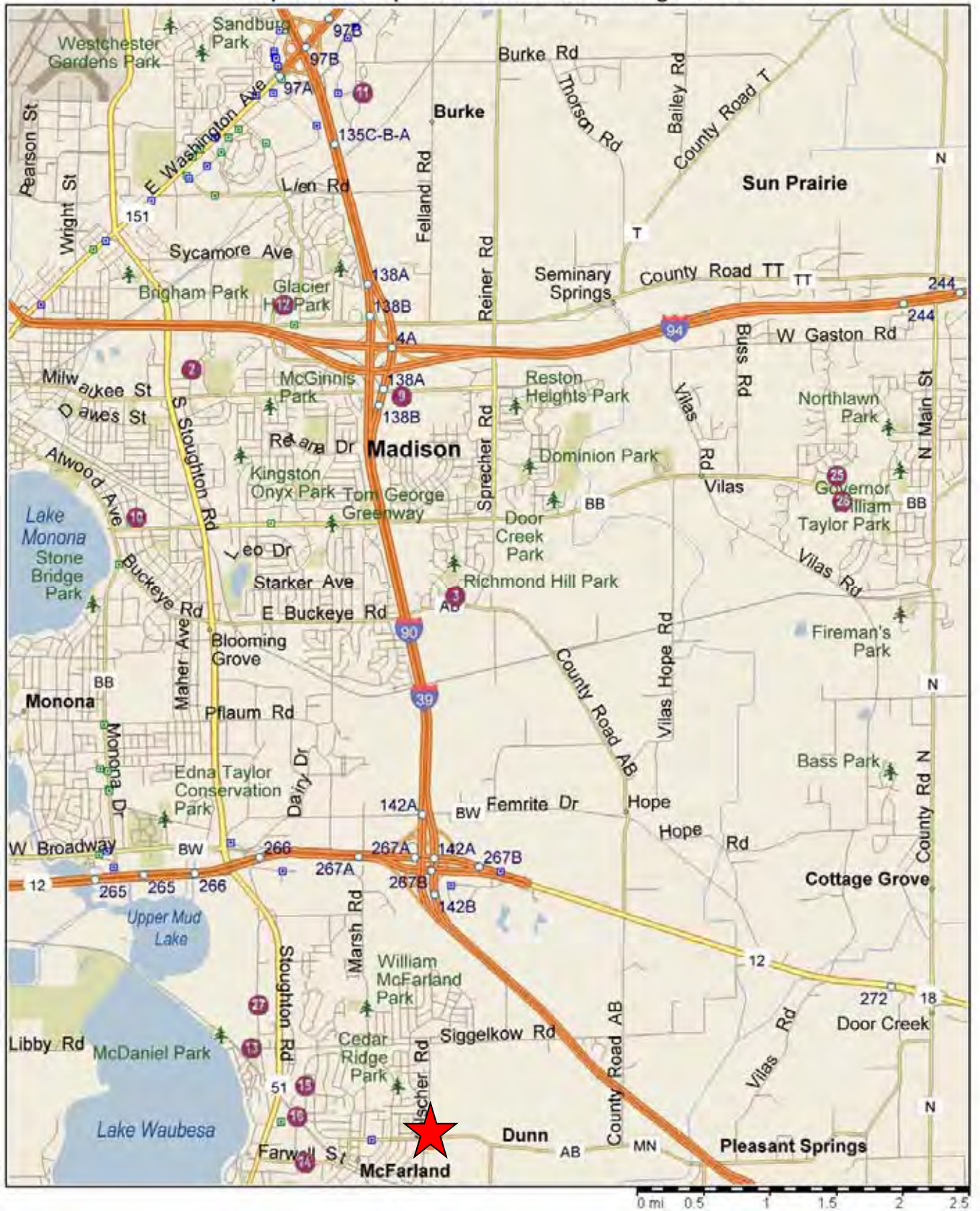
- four were noted within the LIHTC Section 42 senior developments for a 1.3 percent vacancy rate (0.0 percent with applications pending)
- twenty-four were noted within the LIHTC Section 42 family developments for a 4.9 percent vacancy rate (3.3 percent with applications pending)
- six were noted within the market rate family developments for a 0.9 percent vacancy rate (0.8 percent with applications pending)

Comparable Development Occupancy Summary					
Development Type	Number of Developments	Number of Units	Vacant Units	Vacancy Rate	Vacancy Rate with Apps. Pending
LIHTC Section 42 Senior	4	294	4	1.3%	0.0%
LIHTC Section 42 Family	8	484	24	4.9%	3.3%
Market Rate Family	14	619	6	0.9%	0.8%
Overall	26	1,397	34	2.4%	1.5%

Comparable Map



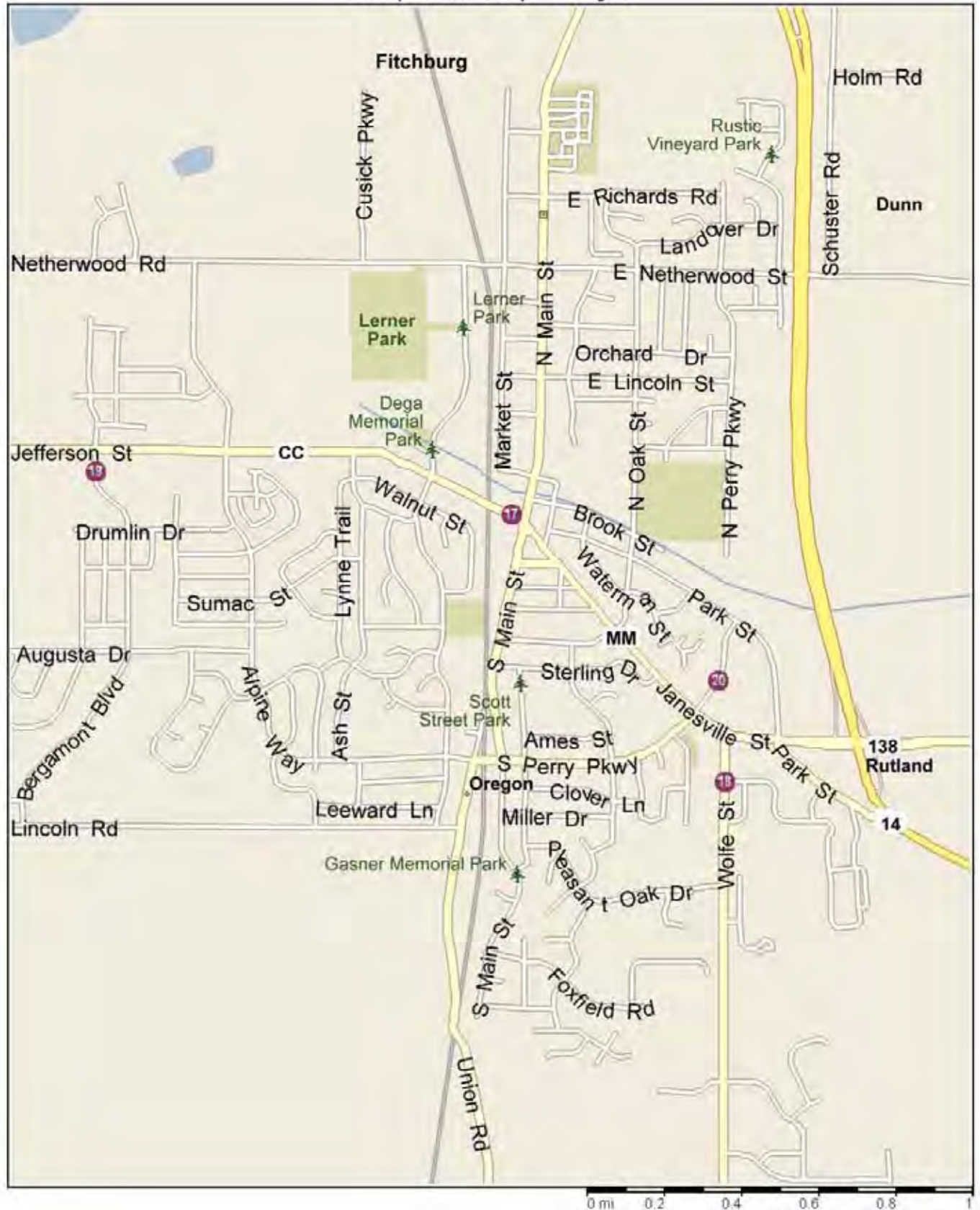
Comparable Map - McFarland and Cottage Grove



Comparable Map - Stoughton



Comparable Map - Oregon



Comparable Map - Madison



Map #:	1	
Comparable:	Novation Senior Commons	
Address:	2675 Novation Parkway	
City, State:	Madison, WI	
Distance to Subject:	5.5 miles NW	
Located in PMA:	Yes	
Telephone:	262-842-0454	
Contact Person:	Shawn	
Date of Survey:	5/14/2020	
Year Built:	2018	
Property Type:	LIHTC Section 42	
Targeting:	Senior	
Occupancy:	98.3%	
Applications Pending:	1	
Waiting List:	None	
Security Deposit:	One month's rent	
Concessions:	Sporadically-½ months' rent	
Utilities Included:	W, S, TR, HW, H	
Tenant Paid Utilities:	E	

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
			X	Refrigerator	X	W/W Carpet
			X	Range/Oven		Patio/Balcony
X	Community Room		X	Dishwasher		Fireplace
X	Fitness Center		X	Disposal	X	Air Conditioning (ca)
	Business Center			Microwave	X	Drapes/Blinds
	Swimming Pool		X	Washer/Dryer	X	Controlled Entry
	Library			Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon				X	Garage/UG Parking (\$50/month)
	Chapel					
X	Grill Area	X				
X	Elevator					

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
4	1 BR/1 BA	50%	\$804	720	0
31	1 BR/1 BA	60%	\$899 - 935	720	0
1	2 BR/1 BA	50%	\$961	975	0
6	2 BR/1 BA	60%	\$1,059	975	1
18	2 BR/2 BA	60%	\$1,099	975	0
60	Totals				1

Notes: Development opened for occupancy on August 1st 2018 and was approximately 25 percent preleased (15 units). The development was 33.3 percent occupied on 10/5/2018 indicating a 10-unit/month absorption rate from August 2018 to October 2018. The development was 53.3 percent occupied on 1/11/2019, indicating a 6-unit/month absorption rate from August 2018 to January 2019. The development was 100.0 percent occupied on 7/29/2019, indicating a 5-unit/month absorption rate from August 2018 to July 2019.

Map #: 2
Comparable: Park Glen Senior Apartments
Address: 201 North Walbridge Avenue
City, State: Madison, WI
Distance to Subject: 6.1 miles NW
Located in PMA: No
Telephone: 608-241-4200
Contact Person: Stephanie
Date of Survey: 5/18/2020
Year Built: 2004
Property Type: LIHTC Section 42 and Market Rate
Targeting: Senior
Occupancy: 100%
Applications Pending: None
Waiting List: Yes
Security Deposit: One month's rent
Concessions: None
Utilities Included: W, S, TR, HW, H
Tenant Paid Utilities: E



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
	Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
	Playground	Community Patio	X	Range/Oven	X	Patio/Balcony
X	Community Room	Basketball Court	X	Dishwasher		Fireplace
X	Fitness Center	Volleyball Court	X	Disposal	X	Air Conditioning (ca)
	Business Center	Dog Park/Walk		Microwave	X	Drapes/Blinds
	Swimming Pool	Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry
	Library	Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon	Game Room			X	Garage/UG Parking
	Chapel	Media Center				(Included)
	Grill Area	X Extra Storage				
X	Elevator	(Included)				

# Units	Unit Type	% of AMI	Net Rent*		Square Footage	# Vacant Units
6	1 BR/1 BA	50%	\$805		717 - 746	0
17	1 BR/1 BA	60%	\$950		740 - 876	0
19	1 BR/1 BA	MKT	\$1,150	- 1,200	803 - 1,107	0
27	2 BR/1 BA	60%	\$1,135		987 - 1,053	0
22	2 BR/1 BA	MKT	\$1,250	- 1,350	1,034 - 1,045	0
18	2 BR/2 BA	MKT	\$1,300	- 1,320	1,090 - 1,094	0
1	2 BR/2 BA	MKT	\$1,400		1,212	0
110	Totals					0

Notes:	*Development uses Revenue Management service that automatically generates rental prices for market rate units. These rents are approximate and fluctuate daily based on unit demand.
--------	--

Map #:	3																																																												
Comparable:	Westminster Senior Apartments																																																												
Address:	6160 Dell Drive																																																												
City, State:	Madison, WI																																																												
Distance to Subject:	4.1 miles N																																																												
Located in PMA:	Yes																																																												
Telephone:	608-222-6700																																																												
Contact Person:	Gary																																																												
Date of Survey:	5/20/2020																																																												
Year Built:	2003																																																												
Property Type:	LIHTC Section 42																																																												
Targeting:	Senior																																																												
Occupancy:	95.2%																																																												
Applications Pending:	3																																																												
Waiting List:	Yes																																																												
Security Deposit:	½ month's rent																																																												
Concessions:	None																																																												
Utilities Included:	W, S, TR, HW, H																																																												
Tenant Paid Utilities:	E																																																												
KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet																																																													
<table><tr><th colspan="2">Development Amenities</th><th>Appliances</th><th>Unit Features</th></tr><tr><td>X</td><td>Laundry Room</td><td>Courtyard</td><td>X Refrigerator</td><td>X W/W Carpet</td></tr><tr><td></td><td>Playground</td><td>Community Patio</td><td>X Range/Oven</td><td>X Patio/Balcony</td></tr><tr><td>X</td><td>Community Room</td><td>Basketball Court</td><td>X Dishwasher</td><td>Fireplace</td></tr><tr><td>X</td><td>Fitness Center</td><td>Volleyball Court</td><td>X Disposal</td><td>X Air Conditioning (wall)</td></tr><tr><td></td><td>Business Center</td><td>Dog Park/Walk</td><td>Microwave</td><td>X Drapes/Blinds</td></tr><tr><td></td><td>Swimming Pool</td><td>Walking/Running Trail</td><td>Washer/Dryer</td><td>X Controlled Entry</td></tr><tr><td></td><td>Library</td><td>Gazebo</td><td>X Washer/Dryer Hook-ups</td><td>X Surface Parking</td></tr><tr><td></td><td>Beauty Salon</td><td>Concierge</td><td></td><td>X Garage/UG Parking (\$45/month)</td></tr><tr><td></td><td>Chapel</td><td>Media Center</td><td></td><td></td></tr><tr><td></td><td>Grill Area</td><td>X Extra Storage</td><td></td><td></td></tr><tr><td>X</td><td>Elevator</td><td>(included)</td><td></td><td></td></tr></table>			Development Amenities		Appliances	Unit Features	X	Laundry Room	Courtyard	X Refrigerator	X W/W Carpet		Playground	Community Patio	X Range/Oven	X Patio/Balcony	X	Community Room	Basketball Court	X Dishwasher	Fireplace	X	Fitness Center	Volleyball Court	X Disposal	X Air Conditioning (wall)		Business Center	Dog Park/Walk	Microwave	X Drapes/Blinds		Swimming Pool	Walking/Running Trail	Washer/Dryer	X Controlled Entry		Library	Gazebo	X Washer/Dryer Hook-ups	X Surface Parking		Beauty Salon	Concierge		X Garage/UG Parking (\$45/month)		Chapel	Media Center				Grill Area	X Extra Storage			X	Elevator	(included)		
Development Amenities		Appliances	Unit Features																																																										
X	Laundry Room	Courtyard	X Refrigerator	X W/W Carpet																																																									
	Playground	Community Patio	X Range/Oven	X Patio/Balcony																																																									
X	Community Room	Basketball Court	X Dishwasher	Fireplace																																																									
X	Fitness Center	Volleyball Court	X Disposal	X Air Conditioning (wall)																																																									
	Business Center	Dog Park/Walk	Microwave	X Drapes/Blinds																																																									
	Swimming Pool	Walking/Running Trail	Washer/Dryer	X Controlled Entry																																																									
	Library	Gazebo	X Washer/Dryer Hook-ups	X Surface Parking																																																									
	Beauty Salon	Concierge		X Garage/UG Parking (\$45/month)																																																									
	Chapel	Media Center																																																											
	Grill Area	X Extra Storage																																																											
X	Elevator	(included)																																																											
<table><tr><th># Units</th><th>Unit Type</th><th>% of AMI</th><th>Net Rent*</th><th>Square Footage</th><th># Vacant Units</th></tr><tr><td>4</td><td>1 BR/1 BA</td><td>30%</td><td>\$475</td><td>620 - 810</td><td>0</td></tr><tr><td>4</td><td>1 BR/1 BA</td><td>40%</td><td>\$635</td><td>620 - 810</td><td>0</td></tr><tr><td>16</td><td>1 BR/1 BA</td><td>60%</td><td>\$805 - 855</td><td>650 - 810</td><td>1</td></tr><tr><td>4</td><td>2 BR/1 BA</td><td>50%</td><td>\$875</td><td>920 - 1,275</td><td>0</td></tr><tr><td>38</td><td>2 BR/1 BA</td><td>60%</td><td>\$895 - 1,110</td><td>920 - 1,275</td><td>2</td></tr><tr><td>66</td><td>Totals</td><td></td><td></td><td></td><td>3</td></tr></table>			# Units	Unit Type	% of AMI	Net Rent*	Square Footage	# Vacant Units	4	1 BR/1 BA	30%	\$475	620 - 810	0	4	1 BR/1 BA	40%	\$635	620 - 810	0	16	1 BR/1 BA	60%	\$805 - 855	650 - 810	1	4	2 BR/1 BA	50%	\$875	920 - 1,275	0	38	2 BR/1 BA	60%	\$895 - 1,110	920 - 1,275	2	66	Totals				3																	
# Units	Unit Type	% of AMI	Net Rent*	Square Footage	# Vacant Units																																																								
4	1 BR/1 BA	30%	\$475	620 - 810	0																																																								
4	1 BR/1 BA	40%	\$635	620 - 810	0																																																								
16	1 BR/1 BA	60%	\$805 - 855	650 - 810	1																																																								
4	2 BR/1 BA	50%	\$875	920 - 1,275	0																																																								
38	2 BR/1 BA	60%	\$895 - 1,110	920 - 1,275	2																																																								
66	Totals				3																																																								
Notes: *Manager wasn't sure on rents, but did state rents increased approximately \$20-25 since January 2019.																																																													

Map #:	4	
Comparable:	Normandy Square	
Address:	6509 Normandy Ln.	
City, State:	Madison, WI	
Distance to Subject:	11.1 miles NW	
Located in PMA:	No	
Telephone:	612-868-9997	
Contact Person:	Mark Hammond	
Date of Survey:	Data as of 1/2/2020	
Year Built:	July 2019	
Property Type:	LIHTC Section 42	
Targeting:	Senior	
Occupancy:	100%	
Applications Pending:	N/A	
Waiting List:	Yes	
Security Deposit:	One month's rent	
Concessions:	None	
Utilities Included:	W, S, TR, HW, H	
Tenant Paid Utilities:	F	

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features
	Laundry Room	Courtyard	X	Refrigerator	X W/W Carpet
	Playground	Community Patio	X	Range/Oven	X Patio/Balcony
X	Community Room	Basketball Court	X	Dishwasher	Fireplace
X	Fitness Center	Volleyball Court	X	Disposal	X Air Conditioning (ca)
X	Business Center	Dog Park/Walk	X	Microwave	X Drapes/Blinds
	Swimming Pool	Walking/Running Trail	X	Washer/Dryer	X Controlled Entry
	Library	Gazebo		Washer/Dryer Hook-ups	X Surface Parking
	Beauty Salon	Concierge			X Garage/UG Parking (included)*
	Chapel	Media Center			
	Grill Area	X Extra Storage			
X	Elevator	(included)			

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
12	1 BR/1 BA	30%	\$515	667	0
3	1 BR/1 BA	40%	\$654	679	0
7	1 BR/1 BA	50%	\$822	679	0
3	1 BR/1 BA	60%	\$875	679	0
4	1 BR/1 BA	MKT	\$985	679	0
12	2 BR/1 BA	50%	\$968	984	0
7	2 BR/1 BA	60%	\$988	984	0
4	2 BR/1 BA	60%	\$1,028	1,123	0
6	2 BR/1 BA	MKT	\$1,525	1,123	0
58	Totals				0

Notes:	Development opened 8/31/2019 with preleasing beginning 4 months prior. The development opened 43.1 percent occupied (25 units). The development reached 100% occupancy on 10/21/2019. This indicates an absorption rate of 8.3 units/month.
---------------	---

Map #: 5
Comparable: Cascade Falls Apartments
Address: 1233 Jackson Street
City, State: Stoughton, WI
Distance to Subject: 6.8 miles SE
Located in PMA: Yes
Telephone: 608-873-1888
Contact Person: Dana
Date of Survey: 5/13/2020
Year Built: 1991, Renovated 2018-2019
Property Type: LIHTC Section 42
Targeting: Multifamily
Occupancy: 64.8%
Applications Pending: 4
Waiting List: None
Security Deposit: One month's rent
Concessions: **
Utilities Included: W, S, TR, HW
Tenant Paid Utilities: H, E



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
	Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
X	Playground	Community Patio	X	Range/Oven	X	Patio/Balcony
X	Community Room	Basketball Court	X	Dishwasher		Fireplace
	Fitness Center	Volleyball Court	X	Disposal	X	Air Conditioning (ca)
	Business Center	Dog Park/Walk		Microwave	X	Drapes/Blinds
	Swimming Pool	Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry
	Library	Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon	Concierge			X	Garage/UG Parking
	Chapel	Media Center				(\$60/month)
	Grill Area	X Extra Storage				
X	Elevator	(included)				
# Units	Unit Type	% of AMI	Net Rent		Square Footage	# Vacant Units
54	3 BR/1.5 BA	60%	\$1,275		1,140	19
54	Totals					19*
Notes:	*Development was renovated 2018-2019. Manager is new to the project, but mentioned higher than normal vacancy rate due to winter months and Covid. **\$1,199 for a year and 1 st and last month free.					

Map #: 6
Comparable: Elven Sted
Address: 631 8th Street
City, State: Stoughton, WI
Distance to Subject: 7.5 miles SE
Located in PMA: Yes
Telephone: 608-541-8844
Contact Person: Chris
Date of Survey: 5/14/2020
Year Built: 2011
Property Type: LIHTC Section 42
Targeting: Multifamily
Occupancy: 100%
Applications Pending: N/A
Waiting List: 25 Households
Security Deposit: One month's rent
Concessions: None
Utilities Included: W, S, TR, HW, H,
Tenant Paid Utilities: E



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities				Appliances		Unit Features	
	Laundry Room	x	Courtyard	X	Refrigerator	X	W/W Carpet
x	Playground	x	Community Patio	X	Range/Oven	X	Patio/Balcony
x	Community Room		Basketball Court	X	Dishwasher		Fireplace
	Fitness Center		Volleyball Court	x	Disposal	X	Air Conditioning (ca)
x	Business Center		Dog Park/Walk		Microwave	X	Drapes/Blinds
	Swimming Pool		Walking/Running Trail	X	Washer/Dryer	x	Controlled Entry
	Library		Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon		Concierge			X	Garage/UG Parking (\$30/month)
	Chapel		Media Center				
x	Grill Area	X	Extra Storage				
x	Elevator		(included)				
# Units	Unit Type		% of AMI		Net Rent	Square Footage	# Vacant Units
2	1 BR/1 BA		30%		\$516	700	0
2	1 BA/1 BA		40%		\$670	700	0
2	2 BR/1 BA		30%		\$616	950	0
3	2 BR/2 BA		40%		\$825	950	0
6	2 BR/2 BA		50%		\$900	950	0
5	2 BR/2 BA		60%		\$920	950	0
6	3 BR/2 BA		50%		\$1,020	1,400	0
6	3 BR/2 BA		60%		\$1,050	1,400	0
1	3 BR/2 BA		MKT		\$1,565	1,400	0
33	Totals				- 935		0
Notes:							

Map #:	7	
Comparable:	The Royal Apartments	
Address:	2232 W. Broadway	
City, State:	Madison, WI	
Distance to Subject:	4.3 miles NW	
Located in PMA:	Yes	
Telephone:	608-205-4424	
Contact Person:	Megan	
Date of Survey:	5/8/2020	
Year Built:	Nov. 2018	
Property Type:	LIHTC Section 42	
Targeting:	Multifamily	
Occupancy:	100%	
Applications Pending:	N/A	
Waiting List:	460 households	
Security Deposit:	½ month's rent	
Concessions:	None	
Utilities Included:	W, S, TR	
Tenant Paid Utilities:	HW, H, E	

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
	Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
	Playground	Community Patio	X	Range/Oven	X	Patio/Balcony
X	Community Room	Basketball Court	X	Dishwasher		Fireplace
	Fitness Center	Volleyball Court	X	Disposal	X	Air Conditioning (ca)
	Business Center	Dog Park/Walk	X	Microwave	X	Drapes/Blinds
	Swimming Pool	Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry
	Library	Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon	Concierge			X	Garage/UG Parking (\$45/month)
	Chapel	Media Center				
	Grill Area	X Extra Storage				
X	Elevator	(included)				

# Units	Unit Type	% of AMI	Net Rent		Square Footage	# Vacant Units
4	1 BR/1 BA	30%	\$465		678 - 790	0
2	2 BR/1 BA	30%	\$560		1,048 - 1,084	0
1	2 BR/1 BA	60%*	\$920		1,048 - 1,084	0
8	2 BR/2 BA	50%	\$975	- 1,005	1,048 - 1,275	0
4	2 BR/2 BA	60%*	\$920*		1,048 - 1,275	0
10	2 BR/2 BA	60%	\$1,180	- 1,225	1,064 - 1,153	0
7	2 BR/2 BA	80%	\$1,280	- 1,325	1,064 - 1,153	0
8	3 BR/2 BA	50%	\$1,115		1,335 - 1,376	0
3	3 BR/2 BA	60%	\$1,310		1,284 - 1,335	0
1	3 BR/2 BA	80%	\$1,460		1,376	0
48	Totals					0

Notes: Preleasing began 06/15/2018. The development opened on 11/19/2018 with 28 units (58%) preleased
The development was 100% occupied by May 1, 2019.
This indicates an absorption rate of 4.4 units/month.

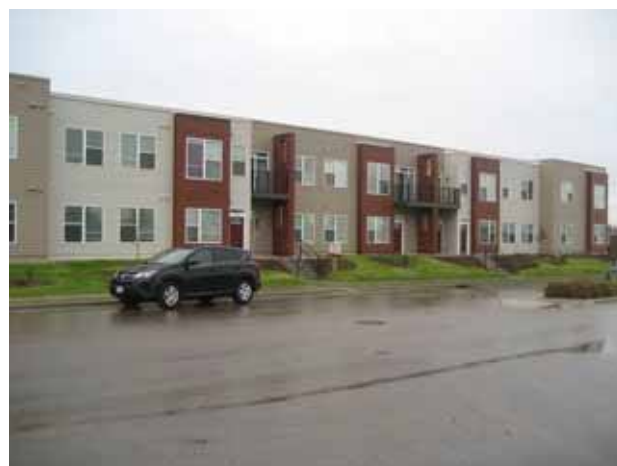
Map #:	8
Comparable:	Maple Grove Commons
Address:	3204 Golden Copper Ln
City, State:	Madison, WI
Distance to Subject:	11.1 miles W
Located in PMA:	No
Telephone:	608-467-3185
Contact Person:	Sharon
Date of Survey:	5/12/2020
Year Built:	2016
Property Type:	LIHTC Section 42
Targeting:	Multifamily
Occupancy:	97.5%
Applications Pending:	0
Waiting List:	Yes
Security Deposit:	One month's rent
Concessions:	None
Utilities Included:	W, S, TR, HW, H
Tenant Paid Utilities:	E



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities				Appliances		Unit Features	
	Laundry Room	X	Courtyard	X	Refrigerator	X	W/W Carpet
X	Playground	X	Community Patio	X	Range/Oven	X	Patio/Balcony
X	Community Room		Basketball Court	X	Dishwasher		Fireplace
X	Fitness Center		Volleyball Court	X	Disposal	X	Air Conditioning (ca)
	Business Center		Dog Park/Walk	X	Microwave	X	Drapes/Blinds
	Swimming Pool		Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry
	Library		Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon		Concierge			X	Garage/UG Parking
	Chapel		Media Center				(\$35/month)*
	Grill Area	X	Extra Storage				
X	Elevator		(included)				
# Units	Unit Type	% of AMI	Net Rent		Square Footage		# Vacant Units
20	1 BR/1 BA	30%	\$536		690 - 712	0	
9	1 BR/1 BA	50%	\$782		690 - 712	0	
11	1 BR/1 BA	60%	\$980		690 - 712	0	
6	1 BR/1 BA	MKT	\$1,071 - 1,125		690 - 712	0	
9	2 BR/1 BA	50%	\$1,096		1,021 - 1,134	0	
11	2 BR/1 BA	60%	\$1,175		1,021 - 1,134	0	
4	2 BR/2 BA	MKT	\$1,440		1,021 - 1,134	0	
2	2 BR/2 BA	60%	\$1,180		1,021 - 1,134	1	
8	3 BR/2 BA	50%	\$1,322		1,240 - 1,281	0	
80	Totals					1	
Notes:	*Three bedroom apartments include two parking stalls						

Map #: 9
Comparable: Harmony at Grandview Commons
Address: 116 Milky Way
City, State: Madison, WI
Distance to Subject: 5.7 miles N
Located in PMA: Yes
Telephone: 608-576-6212
Contact Person: Dawn
Date of Survey: 5/12/2020
Year Built: 2018
Property Type: LIHTC Section 42
Targeting: Multifamily
Occupancy: 96.8%
Applications Pending: 2
Waiting List: No
Security Deposit: One month's rent
Concessions: None
Utilities Included: W, S, TR
Tenant Paid Utilities: HW, H, E



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features
Laundry Room	X	Courtyard	X	Refrigerator	X W/W Carpet
X Playground		Community Patio	X	Range/Oven	X Patio/Balcony
X Community Room		Basketball Court	X	Dishwasher	Fireplace
X Fitness Center		Volleyball Court	X	Disposal	X Air Conditioning (ca)
X Business Center		Dog Park/Walk	X	Microwave	X Drapes/Blinds
Swimming Pool		Walking/Running Trail	X	Washer/Dryer	X Controlled Entry
Library		Gazebo		Washer/Dryer Hook-ups	X Surface Parking
Beauty Salon		Concierge			X Garage/UG Parking
Chapel	X	Media Center			(Included)
X Grill Area		Extra Storage			
X Elevator					

# Units	Unit Type	% of AMI	Net Rent*	Square Footage	# Vacant Units
20	2 BR/1 BA	60%	\$1,140	840 - 975	0
8	2 BR/2 BA	60%	\$1,230	840 - 975	0
3	3 BR/1 BA	60%	\$1,295	930 - 1,170	0
53	3 BR/1.5 BA	60%	\$1,320	1,050 - 1,405	2
10	3 BR/2 BA	60%	\$1,438	1,050 - 1,405	0
94*	Totals				2

Notes: Development opened for occupancy 7/7/2018 with 13 of 16 units preleased (81.25%). Preleasing began on 4/1/2018, indicating a prelease absorption rate of 4-5 units/month. The development will open 16 unit buildings every 2-4 weeks from 7/7/2018 to October of 2018. The development currently has 24 applications pending, indicating that the next 16 unit building will be 100 percent preleased. As of 10/3/2018 development was 42.5 percent occupied, indicating a 13.5 unit/month absorption rate from 7/25/2018 to 10/3/2018. The final units were completed November 2018.
 *Manager stated as of May 2019, only 3 units were not leased. Additionally, in 2019 owners decided to increase rents by \$55, which is what they were charging for garages, but now garages are included. Manager also stated they don't foresee any rental increases until summer 2020.

Map #:	10	
Comparable:	Pinney Lane	
Address:	902-914 Royster Oaks Drive	
City, State:	Madison, WI	
Distance to Subject:	5.3 miles NW	
Located in PMA:	No	
Telephone:	608-251-6000	
Contact Person:	Jackie	
Date of Survey:	5/18/2020	
Year Built:	2016	
Property Type:	LIHTC Section 42	
Targeting:	Family	
Occupancy:	100%	
Applications Pending:	N/A	
Waiting List:	Yes	
Security Deposit:	½ month's rent	
Concessions:	None	
Utilities Included:	W, S, TR, HW	
Tenant Paid Utilities:	H, E	

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
	Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
	Playground	Community Patio	X	Range/Oven	X	Patio/Balcony
X	Community Room	Basketball Court	X	Dishwasher		Fireplace
X	Fitness Center	Volleyball Court	X	Disposal	X	Air Conditioning (ca)
X	Business Center	Dog Park/Walk	X	Microwave	X	Drapes/Blinds
	Swimming Pool	Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry
	Library	Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon	Concierge			X	Garage/UG Parking (\$50/month)
	Chapel	Media Center				
X	Grill Area	Extra Storage				
X	Elevator					

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
4	1 BR/1 BA	30%	\$465	676 - 689	0
5	1 BR/1 BA	50% HOME PBV	\$845	676	0
9	1 BR/1 BA	60%	\$935 - 1,025	676 - 701	0
7	1 BR/1 BA	80%	\$915 - 1,110	676	0
6	2 BR/2 BA	30%	\$505 - 565	1,028 - 1,147	0
6	2 BR/2 BA	50% HOME	\$890 - 950	1,061 - 1,099	0
8	2 BR/2 BA	50%	\$920 - 1,015	1,061 - 1,147	0
7	2 BR/2 BA	60%	\$1,095 - 1,195	1,061 - 1,099	0
2	2 BR/2 BA	80%	\$1,245 - 1,310	1,061 - 1,099	0
5	3 BR/2 BA TH	50%	\$1,055	1,350	0
8	3 BR/2.5 BA TH	50%	\$1,110 - 1,170	1,352	0
3	3 BR/2 BA TH	50% PBV	\$1,420	1,390	0
70	Totals				0

Notes: Development opened on February 15, 2016 with 43 units preleased. Development was fully stabilized on August 1, 2016 indicating a 12 to 13 unit per month absorption.

Map #:	11	
Comparable:	Hanover Square	
Address:	2461 Old Camden Square	
City, State:	Madison, WI	
Distance to Subject:	7.8 miles N	
Located in PMA:	No	
Telephone:	608-241-0055	
Contact Person:	Janey	
Date of Survey:	5/18/2020	
Year Built:	2002	
Property Type:	LIHTC Section 42	
Targeting:	Family	
Occupancy:	98.5%	
Applications Pending:	1	
Waiting List:	Yes, 20 households	
Security Deposit:	½ month's rent	
Concessions:	None	
Utilities Included:	W, S, TR, HW	
Tenant Paid Utilities:	H, E	

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
	Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
	Playground	Community Patio	X	Range/Oven	X	Patio/Balcony
X	Community Room	Basketball Court	X	Dishwasher	X	Fireplace
X	Fitness Center	Volleyball Court	X	Disposal	X	Air Conditioning (ca)
	Business Center	Dog Park/Walk	X	Microwave	X	Drapes/Blinds
X	Swimming Pool	Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry
	Library	Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon	Concierge			X	Garage/UG Parking
	Chapel	Media Center				(Included)
	Grill Area	X Extra Storage				
X	Elevator	(Included)				

# Units	Unit Type	% of AML	Net Rent	Square Footage	# Vacant Units
1	1 BR/1 BA	30%	\$482	716	0
3	1 BR/1 BA	40%	\$670	716 - 748	0
10	1 BR/1 BA	60%	\$982	716 - 748	1
1	1 BR/1 BA	MKT	\$1,060	744	0
1	1 BR/1 BA TH	40%	\$659	732	0
6	1 BR/1 BA TH	60%	\$974	732 - 904	0
1	1 BR/1 BA TH	MKT	\$1,060	732	0
8	2 BR/2 BA	60%	\$1,125	1,058 - 1,224	0
2	2 BR/2 BA	MKT	\$1,280	949	0
1	2 BR/2 BA TH	50%	\$984	949	0
3	2 BR/1 BA TH	60%	\$1,160	940 - 1,159	0
10	2 BR/2 BA TH	60%	\$1,160	949	0
2	2 BR/2 BA TH	MKT	\$1,283	1,289	0
7	3 BR/2 BA	60%	\$1,374	1,289	0
1	3 BR/2 BA	MKT	\$1,433	1,390	0
7	3 BR/2 BA TH	60%	\$1,476	1,390	0
1	3 BR/2 BA	MGR	N/A		0
65	Totals				1

Notes:

Map #: 12
Comparable: Prentice Park I
Address: 803 North Thompson
City, State: Madison, WI
Distance to Subject: 6.2 miles NW
Located in PMA: No
Telephone: 608-242-0050
Contact Person: Haley
Date of Survey: 5/13/2020
Year Built: 1994
Property Type: LIHTC Section 42
Targeting: Multifamily
Occupancy: 97.5%
Applications Pending: 1
Waiting List: No
Security Deposit: \$300-400
Concessions: None
Utilities Included: W, S, TR, HW
Tenant Paid Utilities: H, E



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
	Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
	Playground	Community Patio	X	Range/Oven	X	Patio/Balcony
X	Community Room	Basketball Court	X	Dishwasher		Fireplace
	Fitness Center	Volleyball Court	X	Disposal	X	Air Conditioning (ca)
	Business Center	Dog Park/Walk		Microwave	X	Drapes/Blinds
X	Swimming Pool	Walking/Running Trail	X	Washer/Dryer (\$39/month)		Controlled Entry
	Library	Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon	Concierge			X	Garage/UG Parking
	Chapel	Media Center				(Included)
	Grill Area	Extra Storage				
	Elevator					
# Units	Unit Type	% of AMI	Net Rent		Square Footage	# Vacant Units
8	1 BR/1 BA	60%	\$889		900 - 950	0
	2 BR/1 BA	60%	\$1,099		1,097 - 1,281	0
	2 BR/1.5 BA	60%	\$1,127		1,097 - 1,281	0
24	2 BR/2 BA	60%	\$1,127		1,097 - 1,281	1
	3 BR/2 BA	60%	\$1,279		1,384 - 1,451	0
8	3 BR/2 BA+loft	60%	\$1,279		1,384 - 1,451	0
40	Totals					1
Notes:	Previous rents were \$835 1 BR, \$945 2 BR and \$1,165 3 BR, indicating a 5.1 percent average increase from 11/13/2017 to 5/23/2018. The property manager has not yet decided on adjustments for the 2018 max rents but stated that due to the large increase, they will not be increasing rents to the new max and expect a 5% increase.					

Map #: 13
Comparable: Waubesa Village
Address: 4604 Siggelkow Rd.
City, State: McFarland, WI
Distance to Subject: 1.5 miles NW
Located in PMA: Yes
Telephone: 608-838-1800
Contact Person: Marissa
Date of Survey: 5/13/2020
Year Built: 2016, 2018*
Property Type: Market Rate
Targeting: Multifamily
Occupancy: 100%*
Applications Pending: N/A
Waiting List: None
Security Deposit: One month's rent
Concessions: None
Utilities Included: TR
Tenant Paid Utilities: W, S, HW, H, E



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
Laundry Room		Courtyard	X	Refrigerator	X	W/W Carpet
Playground		Community Patio	X	Range/Oven	X	Patio/Balcony
Community Room		Basketball Court	X	Dishwasher		Fireplace
Fitness Center		Volleyball Court	X	Disposal	X	Air Conditioning (ca)
Business Center		Dog Park/Walk	X	Microwave	X	Drapes/Blinds
Swimming Pool	X	Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry
Library		Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
Beauty Salon		Concierge			X	Garage/UG Parking (included)
Chapel		Media Center				
Grill Area	X	Extra Storage				
X Elevator		(included)				
# Units	Unit Type	% of AMI	Net Rent		Square Footage	# Vacant Units
N/A	1 BR/1 BA	MKT	\$1,095		750 - 810	0
N/A	2 BR/1 BA	MKT	\$1,225		880	0
N/A	2 BR/2 BA	MKT	\$1,395		1,070 - 1,190	0
N/A	2 BR/2 BA + Loft	MKT	\$1,525		1,220	0
47	Totals					0
Notes: *Building #1 (20 units) was done in 2016, #2 (27 units) in 2018, and #3 (27 units) is currently under construction.						

Map #: 14
Comparable: Farwell Place
Address: 5020 Farwell St.
City, State: McFarland, WI
Distance to Subject: 1.0 miles SW
Located in PMA: Yes
Telephone: 608-838-1800
Contact Person: Alyssa
Date of Survey: 5/13/2020
Year Built: September 2016
Property Type: Market Rate
Targeting: Multifamily
Occupancy: 100%
Applications Pending: N/A
Waiting List: No*
Security Deposit: One month's rent
Concessions: None
Utilities Included: TR
Tenant Paid Utilities: W, S, HW, H, E***



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features
	Laundry Room	Courtyard	X	Refrigerator	X W/W Carpet
	Playground	Community Patio	X	Range/Oven	X Patio/Balcony
**	Community Room	Basketball Court	X	Dishwasher	Fireplace
**	Fitness Center	Volleyball Court	X	Disposal	X Air Conditioning (ca)
	Business Center	Dog Park/Walk	X	Microwave	X Drapes/Blinds
	Swimming Pool	X Walking/Running Trail	X	Washer/Dryer	X Controlled Entry
	Library	Gazebo		Washer/Dryer Hook-ups	X Surface Parking
	Beauty Salon	Concierge			X Garage/UG Parking (included)
	Chapel	Media Center			
	Grill Area	X Extra Storage			
X	Elevator	(included)			

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
5	Studio	MKT	\$895	750 - 810	0
12	1 BR/1 BA	MKT	\$1,080	880	0
3	1 BR/1 BA + Den	MKT	\$1,195	1,070 - 1,190	0
18	2 BR/2 BA	MKT	\$1,275 - 1,385	1,013 - 1,167	0
38	Totals				0

Notes: *Does not keep a waiting list
 **Community Room and Fitness Center will be included in a phase II which has no set arrival date.
 Manager stated that 5-10 units were preleased upon opening.
 ***Residents pay a flat fee of \$25 for water and sewer
 Development achieved stabilized occupancy (current level) in February/March of 2017
 \$10 rental increase across all unit types from 2017 to 2018

Map #:	15	
Comparable:	Preston Place	
Address:	5401 Preston Place	
City, State:	McFarland, WI	
Distance to Subject:	1.0 miles NW	
Located in PMA:	Yes	
Telephone:	608-838-1800	
Contact Person:	Alyssa	
Date of Survey:	5/13/2020	
Year Built:	April-June 2018*	
Property Type:	Market Rate	
Targeting:	Multifamily	
Occupancy:	100%	
Applications Pending:	N/A	
Waiting List:	Does not keep	
Security Deposit:	One month's rent	
Concessions:	None	
Utilities Included:	None	
Tenant Paid Utilities:	All	

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features
Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
Playground	Community Patio	X	Range/Oven	X	Patio/Balcony
Community Room	Basketball Court	X	Dishwasher		Fireplace
Fitness Center	Volleyball Court	X	Disposal	X	Air Conditioning (ca)
Business Center	Dog Park/Walk	X	Microwave	X	Drapes/Blinds
Swimming Pool	Walking/Running Trail	X	Washer/Dryer		Controlled Entry
Library	Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
Beauty Salon	Concierge			X	Garage/UG Parking (included)
Chapel	Media Center				
Grill Area	Extra Storage				
Elevator					

# Units	Unit Type	% of AMI	Net Rent		Square Footage	# Vacant Units
N/A	4 BR/2.5 BA	MKT	\$1,795		1,916	0
N/A	4 BR/3.5 BA	MKT	\$1,845	- 1,945**	2,090	0
11	Totals					0

Notes: *Development was opened on a rolling schedule from April 2018 with one unit remaining to be opened June 1, 2018
 **Higher rent units have walkout basements.
 Development was 100% preleased prior to opening

Map #:	16	
Comparable:	Brittany Hills	
Address:	5001 Taylor Road	
City, State:	McFarland, WI	
Distance to Subject:	1.0 miles NW	
Located in PMA:	Yes	
Telephone:	608-226-3060	
Contact Person:	Jenn	
Date of Survey:	5/12/2020	
Year Built:	1995, renovated in 2018	
Property Type:	Market Rate	
Targeting:	Multifamily	
Occupancy:	100%	
Applications Pending:	N/A	
Waiting List:	Does not keep a waiting list	
Security Deposit:	One month's rent	
Concessions:	None	
Utilities Included:	None	
Tenant Paid Utilities:	All	

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features
X	Laundry Room	Courtyard	X	Refrigerator	X W/W Carpet
	Playground	Community Patio	X	Range/Oven	X Patio/Balcony
	Community Room	Basketball Court	X	Dishwasher	Fireplace
	Fitness Center	Volleyball Court	X	Disposal	X Air Conditioning (ca)
	Business Center	Dog Park/Walk		Microwave	X Drapes/Blinds
	Swimming Pool	Walking/Running Trail		Washer/Dryer	X Controlled Entry
	Library	Gazebo		Washer/Dryer Hook-ups	X Surface Parking
	Beauty Salon	Concierge			X Garage/UG Parking (included)
	Chapel	Media Center			
	Grill Area	Extra Storage			
	Elevator				

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
18	2 BR/1 BA	MKT	\$1,025	1,100	0
18	Totals				0

Notes:

Map #: 17
Comparable: Jefferson Crossing
Address: 134 Jefferson St.
City, State: Oregon, WI
Distance to Subject: 8.0 miles SW
Located in PMA: No
Telephone: 608-838-1800
Contact Person: Alyssa
Date of Survey: 5/13/2020
Year Built: 2018
Property Type: Market Rate
Targeting: Multifamily
Occupancy: 100.0%
Applications Pending: N/A
Waiting List: No
Security Deposit: One month's rent
Concessions: None
Utilities Included: TR
Tenant Paid Utilities: W, S, HW, H, E**



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
Laundry Room		Courtyard	X	Refrigerator	X	W/W Carpet
Playground	X	Community Patio	X	Range/Oven	X	Patio/Balcony
X Community Room		Basketball Court	X	Dishwasher		Fireplace
X Fitness Center		Volleyball Court	X	Disposal	X	Air Conditioning (ca)
Business Center		Dog Park/Walk	X	Microwave	X	Drapes/Blinds
Swimming Pool		Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry
Library		Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
Beauty Salon		Concierge			X	Garage/UG Parking (included)
Chapel		Media Center				
X Grill Area	X	Extra Storage				
X Elevator						

# Units	Unit Type	% of AMI	Net Rent		Square Footage		# Vacant Units
	Studio	MKT	\$885		537		0
17	Studio+bonus room	MKT	\$925		626		0
	1 BR/1 BA	MKT	\$1,080		788		0
24	1 BR/1 BA+bonus room	MKT	\$1,195		973		0
	2 BR/2 BA	MKT	\$1,350 - 1,385		1,154 - 1,276		0
20	2 BR/2 BA+bonus room	MKT	\$1,435		1,376		0
61	Totals						0*

Notes: *Development opened July 1, 2018 with 100% of units preleased.
 **Residents pay a flat fee of \$25 for water and sewer
 Preleasing began in February of 2018 and the development had preleased 49 units (80.3%) of units as of 5/29/2018. This indicated a 12 unit/month absorption rate.

Map #: 18
Comparable: The Commons of Foxboro
Address: 218 Wolfe Street
City, State: Oregon, WI
Distance to Subject: 8.3 miles SW
Located in PMA: No
Telephone: 608-849-6500
Contact Person: Heidi
Date of Survey: 5/15/2020
Year Built: 2016
Property Type: Market Rate
Targeting: Family
Occupancy: 100%
Applications Pending: N/A
Waiting List: None
Security Deposit: One month's rent
Concessions: None
Utilities Included: W, S, TR
Tenant Paid Utilities: HW, H, E



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities		Appliances		Unit Features
Laundry Room	Courtyard	X	Refrigerator	X W/W Carpet
Playground	Community Patio	X	Range/Oven	X Patio/Balcony
Community Room	Basketball Court	X	Dishwasher	Fireplace
Fitness Center	Volleyball Court	X	Disposal	X Air Conditioning (ca)
Business Center	Dog Park/Walk	X	Microwave	X Drapes/Blinds
Swimming Pool	Walking/Running Trail	X	Washer/Dryer	X Controlled Entry
Library	Gazebo		Washer/Dryer Hook-ups	X Surface Parking
Beauty Salon	Concierge			X Garage/UG Parking (Included)
Chapel	Media Center			
Grill Area	X Extra Storage			
X Elevator	(Included)			

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
N/A	1 BR/1 BA	MKT	\$1,025	N/A	0
N/A	2 BR/1 BA	MKT	\$1,250	N/A	0
N/A	2 BR/2.5 BA	MKT	\$1,400	N/A	0
N/A	3 BR/2 BA	MKT	\$1,500	N/A	0
60	Totals				0

Notes:

Map #: 19
Comparable: Bergamont Townhomes
Address: 225 Bergamont Blvd.
City, State: Oregon, WI
Distance to Subject: 9.0 miles SW
Located in PMA: No
Telephone: 608-709-7290
Contact Person: Aaron
Date of Survey: 5/15/2020
Year Built: 2016
Property Type: Market Rate
Targeting: Multifamily
Occupancy: 96.8%
Applications Pending: None
Waiting List: N/A
Security Deposit: \$250
Concessions: \$500 off first month's rent for vacant units
Utilities Included: None
Tenant Paid Utilities: All



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
X	Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
	Playground	Community Patio	X	Range/Oven	X	Patio/Balcony
	Community Room	Basketball Court	X	Dishwasher	X	Fireplace – some*
	Fitness Center	Volleyball Court	X	Disposal	X	Air Conditioning (ca)
	Business Center	Dog Park/Walk	X	Microwave	X	Drapes/Blinds
	Swimming Pool	Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry
	Library	Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon	Concierge			X	Garage/UG Parking (included)
	Chapel	Media Center				
	Grill Area	Extra Storage				
	Elevator					

# Units	Unit Type	% of AMI	Net Rent*	Square Footage	# Vacant Units
21	2 BR/2 BA TH	MKT	\$1,585	1,172 - 1,184	1
20	2 BR/2 BA Duplex	MKT	\$1,685	1,141	0
21	3 BR/2 BA TH	MKT	\$1,775	1,520 - 1,533	1
62	Totals				2

Notes: NOTE: Manager stated traffic has dropped slightly due to Covid 19, but not significantly. No adjustments to rent as of yet.
 *\$10-15 extra for units with a fireplace.

Map #: 20
Comparable: Woodland Village
Address: 525 S. Perry Parkway
City, State: Oregon, WI
Distance to Subject: 8.0 miles SW
Located in PMA: No
Telephone: 608-258-4900
Contact Person: Corrine
Date of Survey: 5/12/2020
Year Built: 1960's – 1970's
Property Type: Market Rate
Targeting: Family
Occupancy: 100%
Applications Pending: N/A
Waiting List: None
Security Deposit: One month's rent
Concessions: None
Utilities Included: TR
Tenant Paid Utilities: \$20 for W, S and tenants pay HW, H, E



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
X	Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
	Playground	Community Patio	X	Range/Oven	X	Patio/Balcony
	Community Room	Basketball Court	X	Dishwasher (some)		Fireplace
	Fitness Center	Volleyball Court	X	Disposal	X	Air Conditioning (wall)
	Business Center	Dog Park/Walk		Microwave	X	Drapes/Blinds
	Swimming Pool	Walking/Running Trail		Washer/Dryer	X	Controlled Entry
	Library	Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon	Concierge			X	Garage/UG Parking
	Chapel	Media Center				(17 garages available
	Grill Area	X Extra Storage				\$90/month)
	Elevator	(Included)				
# Units	Unit Type	% of AMI	Net Rent		Square Footage	# Vacant Units
80	2 BR/1 BA	MKT	\$885		822	0
80	Totals					0
Notes:						

Map #: 21
Comparable: Nordic Ridge
Address: 1601 Hoel Avenue
City, State: Stoughton, WI
Distance to Subject: 6.9 miles SE
Located in PMA: Yes
Telephone: 608-838-1800
Contact Person: Alyssa
Date of Survey: 5/13/2020
Year Built: Phase I Aug. 2019, Phase II June 2020*
Property Type: Market Rate
Targeting: Multifamily
Occupancy: 100%*
Applications Pending: N/A
Waiting List: Does not keep
Security Deposit: One month's rent
Concessions: None
Utilities Included: TR
Tenant Paid Utilities: W, S, HW, H, E



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities				Appliances		Unit Features	
	Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet	
	Playground	Community Patio	X	Range/Oven	X	Patio/Balcony	
X	Community Room	Basketball Court	X	Dishwasher		Fireplace	
X	Fitness Center	Volleyball Court	X	Disposal	X	Air Conditioning (ca)	
	Business Center	Dog Park/Walk	X	Microwave	X	Drapes/Blinds	
	Swimming Pool	Walking Trail	X	Washer/Dryer	X	Controlled Entry	
	Library	Gazebo		Washer/Dryer Hook-ups	X	Surface Parking	
	Beauty Salon	Concierge			X	Garage/UG Parking	
	Chapel	Media Center				(included)	
X	Grill Area	X Extra Storage					
X	Elevator	(Included)					

# Units	Unit Type	% of AMI	Net Rent		Square Footage		# Vacant Units
N/A	Studio	MKT	\$865		527		0
N/A	1 BR/1 BA	MKT	\$1,065 - 1,085		713 - 813		0
N/A	1 BR/1 BA+den	MKT	\$1,110		902		0
N/A	2 BR/2 BA	MKT	\$1,304 - 1,365		1,093 - 1,141		0
N/A	2 BR/2 BA+den	MKT	\$1,395		1,274		0
40*	Totals						0*

Notes:	Management stated, thus far, they have not experienced any effects of the Covid 19 Stay-at-Home order. *Phase I has 40 units and phase II will have 37 units, for a total of 77 units. Phase opened August 1, 2020 with all 40 units preleased. Phase II is set to open June 15, 2020 and currently has 14 of its 37 units preleased.
--------	--

Map #:	22	
Comparable:	Wild Meadows	
Address:	2301 Lincoln Ave.	
City, State:	Stoughton, WI	
Distance to Subject:	5.7 miles SE	
Located in PMA:	Yes	
Telephone:	608-838-1800	
Contact Person:	Alyssa	
Date of Survey:	5/13/2020	
Year Built:	July 2016*	
Property Type:	Market Rate	
Targeting:	Multifamily	
Occupancy:	100%	
Applications Pending:	N/A	
Waiting List:	Does not keep	
Security Deposit:	One month's rent	
Concessions:	None	
Utilities Included:	None	
Tenant Paid Utilities:	All	

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features
Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
Playground	Community Patio	X	Range/Oven	X	Patio/Balcony
Community Room	Basketball Court	X	Dishwasher		Fireplace
Fitness Center	Volleyball Court	X	Disposal	X	Air Conditioning (ca)
Business Center	Dog Park/Walk	X	Microwave	X	Drapes/Blinds
Swimming Pool	Walking/Running Trail	X	Washer/Dryer		Controlled Entry
Library	Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
Beauty Salon	Concierge			X	Garage/UG Parking (included)
Chapel	Media Center				
Grill Area	Extra Storage				
Elevator					

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
N/A	2 BR/2.5 BA	MKT	\$1,325	1,700	0
N/A	3 BR/2.5 BA	MKT	\$1,495	1,700	0
7	Totals				0

Notes: *Development was 100% preleased prior to opening

Map #: 23
Comparable: Burnt Woods Townhomes
Address: 701 S. Van Buren St.
City, State: Stoughton, WI
Distance to Subject: 7.2 miles SE
Located in PMA: Yes
Telephone: 608-237-2667
Contact Person: Jamie
Date of Survey: 5/12/2020
Year Built: 1994
Property Type: Market Rate
Targeting: Multifamily
Occupancy: 100%
Applications Pending: N/A
Waiting List: None
Security Deposit: ½ month's rent
Concessions: None
Utilities Included: H
Tenant Paid Utilities: W, S, TR, HW, E



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features
Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
Playground	Community Patio	X	Range/Oven	X	Patio/Balcony
Community Room	Basketball Court	X	Dishwasher		Fireplace
Fitness Center	Volleyball Court	X	Disposal	X	Air Conditioning (ca)
Business Center	Dog Park/Walk		Microwave	X	Drapes/Blinds
Swimming Pool	Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry
Library	Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
Beauty Salon	Concierge			X	Garage/UG Parking (included)
Chapel	Media Center				
Grill Area	Extra Storage				
Elevator					

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
20	2 BR/1 BA	MKT	\$1,130	1.100	0
	2 BR/2 BA	MKT	\$1,150	1.300	0
	3 BR/1 BA	MKT	\$1,200	1.100	0
20	3 BR/2 BA	MKT	\$1,275	1.300	0
40	Totals				0

Notes:

Map #: 24
Comparable: Kenilworth Court Apartments
Address: 1526 Kenilworth Court
City, State: Stoughton, WI
Distance to Subject: 6.6 miles SE
Located in PMA: Yes
Telephone: 608-831-4035
Contact Person: Anna
Date of Survey: 5/13/2020
Year Built: 1978
Property Type: Market Rate
Targeting: Multifamily
Occupancy: 97.5%
Applications Pending: 1
Waiting List: N/A
Security Deposit: One month's rent
Concessions: None
Utilities Included: W, S, TR
Tenant Paid Utilities: HW, H, E



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities						Appliances		Unit Features	
X	Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet			
	Playground	Community Patio	X	Range/Oven	X	Patio/Balcony			
	Community Room	Basketball Court	X	Dishwasher		Fireplace			
	Fitness Center	Volleyball Court	X	Disposal	X	Air Conditioning (ca)			
	Business Center	Dog Park/Walk		Microwave	X	Drapes/Blinds			
	Swimming Pool	Walking/Running Trail		Washer/Dryer	X	Controlled Entry			
	Library	Gazebo		Washer/Dryer Hook-ups	X	Surface Parking			
	Beauty Salon	Concierge				Garage/UG Parking			
	Chapel	Media Center							
	Grill Area	Extra Storage							
	Elevator								
# Units	Unit Type	% of AMI	Net Rent		Square Footage	# Vacant Units			
40	2 BR/1 BA	MKT	\$900 - 1,050		950	1			
40	Totals					1			
Notes:									

Map #: 25
Comparable: Prairie Grove
Address: 700-750 Sandpiper Trail
City, State: Cottage Grove, WI
Distance to Subject: 5.9 miles NE
Located in PMA: Yes
Telephone: 608-242-1700
Contact Person: Andrew
Date of Survey: 5/26/2020
Year Built: 2006 - 2007
Property Type: Market rate
Targeting: Multifamily
Occupancy: 98.4%
Applications Pending: 0
Waiting List: No
Security Deposit: ½ month to full month's rent
Concessions: None
Utilities Included: W, S, TR, HW
Tenant Paid Utilities: H, E



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities				Appliances		Unit Features	
	Laundry Room	X	Courtyard	X	Refrigerator	X	W/W Carpet
	Playground		Community Patio	X	Range/Oven	X	Patio/Balcony
	Community Room		Basketball Court	X	Dishwasher		Fireplace
	Fitness Center		Volleyball Court	X	Disposal	X	Air Conditioning (ca)
	Business Center		Dog Park/Walk	X	Microwave	X	Drapes/Blinds
	Swimming Pool		Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry
	Library		Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon		Concierge			X	Garage/UG Parking
	Chapel		Media Center				(Included)
	Grill Area	X	Extra Storage				
X	Elevator (1 building)		(Included)				
# Units	Unit Type		% of AMI	Net Rent		Square Footage	# Vacant Units
10	Studio		MKT	\$875 - 895		500 - 555	0
4	Loft/1 BA		MKT	\$1,075 - 1,095		959	0
4	Loft/1.5 BA		MKT	\$1,095 - 1,100		959	0
28	1 BR/1 BA		MKT	\$1,045 - 1,075		834 - 862	1
6	1 BR/1 BA + Loft		MKT	\$1,365		1,326	0
13	2 BR/2 BA		MKT	\$1,315		1,059 - 1,069	0
65	Totals						1
Notes:							

Map #: 26
Comparable: Artisan Square
Address: 520 Limerick Drive
City, State: Cottage Grove, WI
Distance to Subject: 5.8 miles NE
Located in PMA: Yes
Telephone: 608-242-1700
Contact Person: Andrew
Date of Survey: 5/26/2020
Year Built: 2014 / 2015
Property Type: Market Rate
Targeting: Multifamily
Occupancy: 96.0%
Applications Pending: None
Waiting List: No
Security Deposit: ½ month to full month's rent
Concessions: None
Utilities Included: W, S, TR, HW
Tenant Paid Utilities: H, E



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features
Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
Playground	Community Patio	X	Range/Oven	X	Patio/Balcony
Community Room	Basketball Court	X	Dishwasher		Fireplace
Fitness Center	Volleyball Court	X	Disposal	X	Air Conditioning (ca)
Business Center	Dog Park/Walk	X	Microwave	X	Drapes/Blinds
Swimming Pool	Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry
Library	Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
Beauty Salon	Concierge			X	Garage/UG Parking (Included)
Chapel	Media Center				
Grill Area	X Extra Storage				
X Elevator	(Included)				

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
2	Studio	MKT	\$950	540	0
6	Studio + Den	MKT	\$1025 - \$1,075	619 - 791	0
10	1 BR/1 BA	MKT	\$1,100 - \$1,135	812 - 856	0
4	1 BR/1 BA Den	MKT	\$1,235 - \$1,365	910	0
24	2 BR/2 BA	MKT	\$1,395 - \$1,435	1,100 - 1,260	1
4	2 BR/2 BA Den	MKT	\$1,525 - \$1,550	1,316	1
50	Totals				2

Notes: Development opened for occupancy in March 2015. Unit finishes include cathedral ceilings, ceiling fans, quartz countertops, stainless steel appliances, dark wood cabinets, and LVP flooring.

Map #:	27	
Comparable:	Humble Oaks	
Address:	4703 Terminal Drive	
City, State:	McFarland, WI	
Distance to Subject:	1.7 miles NW	
Located in PMA:	Yes	
Telephone:	608-838-1800	
Contact Person:	Marissa	
Date of Survey:	5/15/2020	
Year Built:	*	
Property Type:	Market Rate	
Targeting:	Multifamily	
Occupancy:	N/A*	
Applications Pending:	N/A	
Waiting List:	Does not keep	
Security Deposit:	One month's rent	
Concessions:	None	
Utilities Included:	TR	
Tenant Paid Utilities:	W, S, HW, H, E	

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features
Laundry Room		Courtyard	X	Refrigerator	X W/W Carpet
Playground		Community Patio	X	Range/Oven	X Patio/Balcony
Community Room		Basketball Court	X	Dishwasher	Fireplace
Fitness Center		Volleyball Court	X	Disposal	X Air Conditioning (ca)
Business Center	X	Dog Park/Walk	X	Microwave	X Drapes/Blinds
Swimming Pool		Walking Trail	X	Washer/Dryer	X Controlled Entry
Library		Gazebo		Washer/Dryer Hook-ups	X Surface Parking
Beauty Salon		Concierge			X Garage/UG Parking (included)
Chapel		Media Center			
Grill Area	X	Extra Storage			
X Elevator		(Included)			

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
N/A	1 BR/1 BA	MKT	\$1,100	773 - 782	N/A
N/A	1 BR/1 BA+den	MKT	\$1,120	886	N/A
N/A	2 BR/2 BA	MKT	\$1,395	1,117	N/A
N/A	2 BR/2 BA+loft	MKT	\$1,550	1,227	N/A
27*	Totals				*

Notes: Management stated, thus far, they have not experienced any effects of the Covid 19 Stay-at-Home order.
*Development is scheduled to open June 1, 2020. Management began preleasing units March 1, 2020 and currently has preleased 15 units.

McFarland, Wisconsin
Project Comparison

Map #	Project Name	# of Units	Unit Types	% of AMI	Net Rent Range	Square Footage Range	Vacancy Rate	Applications Pending	Utilities Included/ Concessions
	LIHTC Section 42-Senior								
1	Novation Senior Commons 2675 Novation Parkway Madison, WI 262-842-0454 Shawn	4 31 1 6 18 60	1 BR/1 BA 1 BR/1 BA 2 BR/1 BA 2 BR/1 BA 2 BR/2 BA	50% 60% 50% 60% 60%	\$804 \$899 - 935 \$961 \$1,059 \$1,099	720 720 975 975 975	1 unit (1.6%)	1	W, S, TR, HW, H/ Sporadically-½ months' rent
2	Park Glen Senior Apartments 201 North Walbridge Madison, WI 608-241-4200 Stephanie	6 17 19 27 22 18 1 110	1 BR/1 BA 1 BR/1 BA 1 BR/1 BA 2 BR/1 BA 2 BR/1 BA 2 BR/2 BA 2 BR/2 BA	50% 60% MKT 60% MKT MKT MKT	\$805 \$950 \$1,150 - 1,200 \$1,135 \$1,250 - 1,350 \$1,300 - 1,320 \$1,400	717 - 746 740 - 876 803 - 1,107 987 - 1,053 1,034 - 1,045 1,090 - 1,094 1,212	0 units (0.0%)	N/A	W, S, TR, HW, H/ None
3	Westminster Senior Apartments 6160 Dell Drive Madison, WI 608-222-6700 Gary	4 4 16 4 38 66	1 BR/1 BA 1 BR/1 BA 1 BR/1 BA 2 BR/1 BA 2 BR/1 BA	30% 40% 60% 50% 60%	\$475 \$635 \$805 - 855 \$875 \$895 - 1,110	620 - 810 620 - 810 650 - 810 920 - 1,275 920 - 1,275	3 units (4.5%)	3	W, S, TR, HW, H/ None
4	Normandy Square 6509 Normandy Ln. Madison, WI 612-868-9997 Mark Hammond	12 3 7 3 4 12 7 4 6 58	1 BR/1 BA 1 BR/1 BA 1 BR/1 BA 1 BR/1 BA 1 BR/1 BA 2 BR/1 BA 2 BR/1 BA 2 BR/1 BA 2 BR/1 BA	30% 40% 50% 60% MKT 50% 60% 60% MKT	\$515 \$654 \$822 \$875 \$985 \$968 \$988 \$1,028 \$1,525	667 679 679 679 679 984 984 1,123 1,123	0 units (0.0%)	N/A	W, S, TR, HW, H/ None
	Subtotal LIHTC Section 42-Senior	294					4 units (1.3%)	4 apps. (0.0%)	

McFarland, Wisconsin
Project Comparison

Map #	Project Name	# of Units	Unit Types	% of AMI	Net Rent Range	Square Footage Range	Vacancy Rate	Applications Pending	Utilities Included/ Concessions
	LIHTC Section 42-Family								
5	Cascade Falls Apartments 1233 Jackson Street Stoughton, WI 608-873-1888 Dana	54 54	3 BR/1.5 BA	60%	\$1,275	1,140	19 units (35.2%)	4	W, S, TR, HW/ \$1,199 for a year and 1 st and last month free.
6	Elven Sted 631 8th Street Stoughton, WI 608-541-8844 Chris	2 2 2 3 6 5 6 6 1 33	1 BR/1 BA 1 BA/1 BA 2 BR/1 BA 2 BR/2 BA 2 BR/2 BA 2 BR/2 BA 3 BR/2 BA 3 BR/2 BA 3 BR/2 BA	30% 40% 30% 40% 50% 60% 50% 60% MKT	\$516 \$670 \$616 \$825 \$900 \$920 \$1020 \$1050 \$1,565 - 935	700 700 950 950 950 950 1,400 1,400 1,400	0 units (0.0%)	N/A	W, S, TR, HW, H/ None
7	The Royal Apartments 2232 W. Broadway Madison, WI 608-205-4424 Megan	4 2 1 8 4 10 7 8 3 1 48	1 BR/1 BA 2 BR/1 BA 2 BR/1 BA 2 BR/2 BA 2 BR/2 BA 2 BR/2 BA 2 BR/2 BA 3 BR/2 BA 3 BR/2 BA 3 BR/2 BA	30% 30% 60% 50% 60% 60% 80% 50% 60% 80%	\$465 \$560 \$920 \$975 - 1,005 \$920* \$1,180 - 1,225 \$1,280 - 1,325 \$1,115 \$1,310 \$1,460	678 - 790 1,048 - 1,084 1,048 - 1,084 1,048 - 1,275 1,048 - 1,275 1,064 - 1,153 1,064 - 1,153 1,335 - 1,376 1,284 - 1,335 1,376	0 units (0.0%)	N/A	W, S, TR/ None
8	Maple Grove Commons 3204 Golden Copper Ln Madison, WI 608-467-3185 Sharon	20 9 11 6 9 11 4 2 8 80	1 BR/1 BA 1 BR/1 BA 1 BR/1 BA 1 BR/1 BA 2 BR/1 BA 2 BR/1 BA 2 BR/2 BA 2 BR/2 BA 3 BR/2 BA	30% 50% 60% MKT 50% 60% MKT 60% 50%	\$536 \$782 \$980 \$1,071 - 1,125 \$1,096 \$1,175 \$1,440 \$1,180 \$1,322	690 - 712 690 - 712 690 - 712 690 - 712 1,021 - 1,134 1,021 - 1,134 1,021 - 1,134 1,021 - 1,134 1,240 - 1,281	1 unit (1.2%)	None	W, S, TR, HW, H/ None

Utilities Included: W-Water, S-Sewer, TR-Trash Removal, HW-Hot Water, E-Electricity, H-Heat, C-Cable, I-Internet

McFarland, Wisconsin
Project Comparison

Map #	Project Name	# of Units	Unit Types	% of AMI	Net Rent Range	Square Footage Range	Vacancy Rate	Applications Pending	Utilities Included/ Concessions
	LIHTC Section 42-Family								
9	Harmony at Grandview Commons 116 Milky Way Madison, WI 608-576-6212 Dawn	20	2 BR/1 BA	60%	\$1,140	840 - 975	2 units (2.1%)	2	W, S, TR/ None
		8	2 BR/2 BA	60%	\$1,230	840 - 975			
		3	3 BR/1 BA	60%	\$1,295	930 - 1,170			
		53	3 BR/1.5 BA	60%	\$1,320	1,050 - 1,405			
		10	3 BR/2 BA	60%	\$1,438	1,050 - 1,405			
		94							
10	Pinney Lane 902-914 Royster Oaks Drive Madison, WI 608-251-6000 Jackie	4	1 BR/1 BA	30%	\$465	676 - 689	0 units (0.0%)	N/A	W, S, TR, HW/ None
		5	1 BR/1 BA	50%	\$845	676			
		9	1 BR/1 BA	HOME	\$935 - 1,025	676 - 701			
		7	1 BR/1 BA	PBV	\$915 - 1,110	676			
		6	2 BR/2 BA	60%	\$505 - 565	1,028 - 1,147			
		6	2 BR/2 BA	80%	\$890 - 950	1,061 - 1,099			
		8	2 BR/2 BA	30%	\$920 - 1,015	1,061 - 1,147			
		7	2 BR/2 BA	50%	\$1,095 - 1,195	1,061 - 1,099			
		2	2 BR/2 BA	HOME	\$1,245 - 1,310	1,061 - 1,099			
		5	3 BR/2 BA TH	50%	\$1,055	1,350			
		8	3 BR/2.5 BA TH	60%	\$1,110 - 1,170	1,352			
		3	3 BR/2 BA TH	80%	\$1,420	1,390			
		70		50%					
				50%					
				50%					
				PBV					

Utilities Included: W-Water, S-Sewer, TR-Trash Removal, HW-Hot Water, E-Electricity, H-Heat, C-Cable, I-Internet

McFarland, Wisconsin
Project Comparison

Map #	Project Name	# of Units	Unit Types	% of AMI	Net Rent Range	Square Footage Range	Vacancy Rate	Applications Pending	Utilities Included/Concessions
	LIHTC Section 42-Family								
11	Hanover Square 2461 Old Camden Square Madison, WI 608-241-0055 Janey	1	1 BR/1 BA	30%	\$482	716	1 unit (1.5%)	1	W, S, TR, HW/ None
		3	1 BR/1 BA	40%	\$670	716 - 748			
		10	1 BR/1 BA	60%	\$982	716 - 748			
		1	1 BR/1 BA	MKT	\$1,060	744			
		1	1 BR/1 BA TH	40%	\$659	732			
		6	1 BR/1 BA TH	60%	\$974	732 - 904			
		1	1 BR/1 BA TH	MKT	\$1,060	732			
		8	2 BR/2 BA	60%	\$1,125	1,058 - 1,224			
		2	2 BR/2 BA	MKT	\$1,280	949			
		1	2 BR/2 BA TH	50%	\$984	949			
		3	2 BR/1 BA TH	60%	\$1,160	940 - 1,159			
		10	2 BR/2 BA TH	60%	\$1,160	949			
		2	2 BR/2 BA TH	MKT	\$1,283	1,289			
		7	3 BR/2 BA	60%	\$1,374	1,289			
		1	3 BR/2 BA	MKT	\$1,433	1,390			
		7	3 BR/2 BA TH	60%	\$1,476	1,390			
		1	3 BR/2 BA	MGR	N/A				
		65							
12	Prentice Park I 803 North Thompson Madison, WI 608-242-0050 Haley	8	1 BR/1 BA	60%	\$889	900 - 950	1 unit (2.5%)	1	W, S, TR, HW/ None
			2 BR/1 BA	60%	\$1,099	1,097 - 1,281			
			2 BR/1.5 BA	60%	\$1,127	1,097 - 1,281			
		24	2 BR/2 BA	60%	\$1,127	1,097 - 1,281			
			3 BR/2 BA	60%	\$1,279	1,384 - 1,451			
		8	3 BR/2	60%	\$1,279	1,384 - 1,451			
		40	BA+loft						
	Subtotal	484					24 units (4.9%)	8 apps. (3.3%)	
	LIHTC Section 42 Family								

Utilities Included: W-Water, S-Sewer, TR-Trash Removal, HW-Hot Water, E-Electricity, H-Heat, C-Cable, I-Internet

McFarland, Wisconsin
Project Comparison

Map #	Project Name	# of Units	Unit Types	% of AMI	Net Rent Range	Square Footage Range	Vacancy Rate	Applications Pending	Utilities Included/Concessions
	Market Rate Family								
13	Waubesa Village 4604 Sigglekow Rd. McFarland, WI 608-838-1800 Marissa	N/A N/A N/A N/A 47	1 BR/1 BA 2 BR/1 BA 2 BR/2 BA 2 BR/2 BA + Loft	MKT MKT MKT MKT	\$1,095 \$1,225 \$1,395 \$1,525	750 - 810 880 1,070 - 1,190 1,220	0 units (0.0%)	N/A	TR/ None
14	Farwell Place 5020 Farwell St. McFarland, WI 608-838-1800 Alyssa	5 12 3 18 38	Studio 1 BR/1 BA 1 BR/1 BA + Den 2 BR/2 BA	MKT MKT MKT MKT	\$895 \$1,080 \$1,195 \$1,275 - 1,385	750 - 810 880 1,070 - 1,190 1,013 - 1,167	0 units (0.0%)	N/A	TR/ None
15	Preston Place 5401 Preston Place McFarland, WI 608-838-1800 Alyssa	N/A N/A 11	4 BR/2.5 BA 4 BR/3.5 BA	MKT MKT	\$1,795 \$1,845 - 1,945	1,916 2,090	0 units (0.0%)	N/A	None/ None
16	Brittany Hills 5001 Taylor Road McFarland, WI 608-226-3060 Jenn	18 18	2 BR/1 BA	MKT	\$1,025	1,100	0 units (0.0%)	N/A	None/ None
17	Jefferson Crossing 134 Jefferson St. Oregon, WI 608-838-1800 Alyssa	17 24 20 61	Studio Studio+bonus room 1 BR/1 BA 1 BR/1 BA+bonus room 2 BR/2 BA 2 BR/2 BA+bonus room	MKT MKT MKT MKT MKT MKT	\$885 \$925 \$1,080 \$1,195 \$1,350 - 1,385 \$1,435	537 626 788 973 1,154 - 1,276 1,376	0 units (0.0%)	N/A	TR/ None
18	The Commons of Foxboro 218 Wolfe Street Oregon, WI 608-849-6500 Heidi	N/A N/A N/A N/A 60	1 BR/1 BA 2 BR/1 BA 2 BR/2.5 BA 3 BR/2 BA	MKT MKT MKT MKT	\$1,025 \$1,250 \$1,400 \$1,500	N/A N/A N/A N/A	0 units (0.0%)	N/A	W, S, TR/ None

Utilities Included: W-Water, S-Sewer, TR-Trash Removal, HW-Hot Water, E-Electricity, H-Heat, C-Cable, I-Internet

McFarland, Wisconsin
Project Comparison

Map #	Project Name	# of Units	Unit Types	% of AMI	Net Rent Range	Square Footage Range	Vacancy Rate	Applications Pending	Utilities Included/ Concessions
	Market Rate Family								
19	Bergamont Townhomes 225 Bergamont Blvd. Oregon, WI 608-709-7290 Aaron	21 20 21 62	2 BR/2 BA TH 2 BR/2 BA Duplex 3 BR/2 BA TH	MKT MKT MKT	\$1,585 \$1,685 \$1,775	1,172 - 1,184 1,141 1,520 - 1,533	2 units (3.2%)	None	None/ \$500 off first month's rent for vacant
20	Woodland Village 525 S. Perry Parkway Oregon, WI 608-258-4900 Corrine	80 80	2 BR/1 BA	MKT	\$885	822	0 units (0.0%)	N/A	TR/ None
21	Nordic Ridge 1601 Hoel Avenue Stoughton, WI 608-838-1800 Alyssa	N/A N/A N/A N/A N/A 40	Studio 1 BR/1 BA 1 BR/1 BA+den 2 BR/2 BA 2 BR/2 BA+den	MKT MKT MKT MKT MKT	\$865 \$1,065 - 1,085 \$1,110 \$1,304 - 1,365 \$1,395	527 713 - 813 902 1,093 - 1,141 1,274	0 units (0.0%)	N/A	TR/ None
22	Wild Meadows 2301 Lincoln Ave. Stoughton, WI 608-838-1800 Alyssa	N/A N/A 7	2 BR/2.5 BA 3 BR/2.5 BA	MKT MKT	\$1,325 \$1,495	1,700 1,700	0 units (0.0%)	N/A	None/ None
23	Burnt Woods Townhomes 701 S. Van Buren St. Stoughton, WI 608-237-2667 Jamie	20 20 40	2 BR/1 BA 2 BR/2 BA 3 BR/1 BA 3 BR/2 BA	MKT MKT MKT MKT	\$1,130 \$1,150 \$1,200 \$1,275	1,100 1,300 1,100 1,300	0 units (0.0%)	N/A	H/ None
24	Kenilworth Court Apartments 1526 Kenilworth Court Stoughton, WI 608-831-4035 Anna	40 40	2 BR/1 BA	MKT	\$900 - 1,050	950	1 unit (2.5%)	1	W, S, TR/ None

Utilities Included: W-Water, S-Sewer, TR-Trash Removal, HW-Hot Water, E-Electricity, H-Heat, C-Cable, I-Internet

McFarland, Wisconsin
Project Comparison

Map #	Project Name	# of Units	Unit Types	% of AMI	Net Rent Range	Square Footage Range	Vacancy Rate	Applications Pending	Utilities Included/ Concessions
	Market Rate Family								
25	Prairie Grove 700-750 Sandpiper Trail Cottage Grove, WI 608-242-1700 Andrew	10	Studio	MKT	\$875 - 895	500 - 555	1 unit (1.5%)	None	W, S, TR, HW/ None
		4	Loft/1 BA	MKT	\$1,075 - 1,095	959			
		4	Loft/1.5 BA	MKT	- 1,100	959			
		28	1 BR/1 BA	MKT	\$1,095 - 1,075	834 - 862			
		6	1 BR/1 BA + Loft	MKT	\$1,045	1,326			
		13	2 BR/2 BA	MKT	\$1,365	1,059 - 1,069			
		65			\$1,315				
26	Artisan Square 520 Limerick Drive Cottage Grove, WI 608-242-1700 Andrew	2	Studio	MKT	\$950	540	2 units (4.0%)	None	W, S, TR, HW/ None
		6	Studio + Den	MKT	\$1025 - \$1,075	619 - 791			
		10	1 BR/1 BA	MKT	\$1,100 - \$1,135	812 - 856			
		4	1 BR/1 BA Den	MKT	\$1,235 - \$1,365	910			
		24	2 BR/2 BA	MKT	\$1,395 - \$1,435	1,100 - 1,260			
		4	2 BR/2 BA Den	MKT	\$1,525 - \$1,550	1,316			
		50							
	Subtotal Market Rate Family	619					6 units (0.9%)	1 apps. (0.8%)	
	Grand Total	1,397					34 units (2.4%)	13 apps. (1.5%)	

Utilities Included: W-Water, S-Sewer, TR-Trash Removal, HW-Hot Water, E-Electricity, H-Heat, C-Cable, I-Internet

McFarland, Wisconsin
Project Comparison
Under Construction or In
Initial Lease-Up

Map #	Project Name	# of Units	Unit Types	% of AMI	Net Rent Range	Square Footage Range	Vacancy Rate	Applications Pending	Utilities Included/ Concessions
	Misc.								
27	Humble Oaks	N/A	1 BR/1 BA	MKT	\$1,100	773 - 782	Under Construction,	None	TR/
	4703 Terminal Drive	N/A	1 BR/1 BA+den	MKT	\$1,120	886	15 units		None
	McFarland, WI	N/A	2 BR/2 BA	MKT	\$1,395	1,117	preleased		
	608-838-1800	N/A	2 BR/2 BA+loft	MKT	\$1,550	1,227			
	Marissa	27							

Utilities Included: W-Water, S-Sewer, TR-Trash Removal, HW-Hot Water, E-Electricity, H-Heat, C-Cable, I-Internet

Most Comparable Properties-Senior

A detailed description of the number of units, rent, size of units, development and unit amenities and utilities included in the most comparable properties can be found in the following amenity table. Three developments were identified within or near the PMA as the most comparable to the proposed development. These developments were selected based on rental rates (restrictions), age, proximity, and condition. These most comparable properties were further evaluated to develop the following Competitive Advantage Analysis chart.

	Novation Senior Commons	Park Glen Senior Apartments	Normandy Square	Subject (As Proposed)
Map #	1	2	4	
Location	Madison, WI	Madison, WI	Madison, WI	McFarland, WI
In PMA?	Yes	No	No	N/A
Property Type	LIHTC	LIHTC & Market	LIHTC	LIHTC
Tenant Targeting	Senior	Senior	Senior	Senior
Year Built/Renovated	2018	2004	2019	2023
Number of Units	60	110	58	37
Occupancy	98.3%	100%	100%	N/A
Applications Pending	1	N/A	N/A	N/A
Concessions	None	None	None	N/A
Number of Units				Consistent
Studio	–	–	–	–
1 BR	35	42	29	14
2 BR	25	68	29	23
3 BR+	–	–	–	–
Total Units	60	110	58	37
LIHTC Net Rents				Consistent
Studio	–	–	–	–
1 BR	\$804–935	\$805–950	\$515–875	\$513–1,019
2 BR	\$1,059–1,099	\$1,135	\$968–1,028	\$1,063–1,220
3 BR+	–	–	–	–
Unit Sizes (Averages)				Consistent
Studio	–	–	–	–
1 BR	720	717–876	667–679	720
2 BR	975	987–1,053	984–1,123	1,070
3 BR+	–	–	–	–
Development Amenities				Consistent
Laundry Room	–	–	–	–
Playground	–	–	–	–
Community Room	X	X	X	X
Fitness Center	X	X	X	X
Business Center	–	–	X	–
Swimming Pool	–	–	–	–
Grill Area/Picnic Area	X	–	–	X
Court Yard	–	–	–	–
Community Patio	X	–	–	X
Basketball Court	–	–	–	–
Volleyball Court	–	–	–	–
Dog Park/Walk	–	–	–	–
Walking/Running Trail	–	–	–	–
Gazebo	–	–	–	–
Concierge	–	–	–	–
Media Center	–	–	–	–
Extra Storage	Included	Included	Included	Included
Elevator	X	X	X	X
Senior Amenities				Consistent
Library	–	–	–	X
Beauty Salon	–	–	–	X
Chapel	–	–	–	–

	Novation Senior Commons	Park Glen Senior Apartments	Normandy Square	Subject (As Proposed)
Map #	1	2	4	
Location	Madiosn, WI	Madison, WI	Madison, WI	McFarland, WI
In PMA?	Yes	No	No	N/A
Property Type	LIHTC	LIHTC & Market	LIHTC	LIHTC
Tenant Targeting	Senior	Senior	Senior	Family
Year Built/Renovated	2018	2004	2019	2023
Number of Units	60	110	58	37
Occupancy	98.3%	100%	100%	N/A
Applications Pending	1	N/A	N/A	N/A
Concessions	None	None	None	N/A
Unit Amenities				Consistent
Refrigerator	X	X	X	X
Range/Oven	X	X	X	X
Dishwasher	X	X	X	X
Disposal	X	X	X	X
Microwave	–	–	X	X
Washer/Dryer	X	X	X	X
Washer/Dryer Hook-ups	–	–	–	–
Wall-to-Wall Carpeting	X	X	X	–
Patio/Balcony	–	X	X	X
Fireplace	–	–	–	–
Air Conditioning	X	X	X	X
Drapes/Blinds	X	X	X	X
Controlled Entry	X	X	X	X
Surface Parking	X	X	X	X
Garage/UG Parking	\$50/month	Included	Included	\$55/month
Utilities Included				Consistent
Water/Sewer	X	X	X	X
Trash Removal	X	X	X	X
Hot Water	X	X	X	X
Heat	X	X	X	X
Electricity	–	–	–	–

The following chart provides a summary of the most comparable developments in relation to one another. Those categories in which a development is superior to the market are shaded green while those that have a quality inferior to the market are shaded in red.

The subject property is generally consistent with the market with respect to unit mix, net rents, unit sizes, development amenities, unit amenities and utilities included, and is superior with respect to senior amenities.

Competitive Advantage Analysis Summary	
	Subject
Unit Mix	Consistent
LIHTC Net Rents	Consistent
Unit Sizes	Consistent
Development Amenities	Consistent
Senior Amenities	Superior
Unit Amenities	Consistent
Utilities Included	Consistent

Most Comparable Properties-Multifamily

A detailed description of the number of units, rent, size of units, development and unit amenities and utilities included in the most comparable properties can be found in the following amenity table. Several developments were identified within or near the PMA as the most comparable to the proposed development. These developments were selected based on rental rates (restrictions), age, proximity, and condition. These most comparable properties were further evaluated to develop the following Competitive Advantage Analysis chart. The subject property is generally consistent with the market and, therefore, will continue to be marketable in the existing marketplace.

	Elven Sted	The Royal Apartments	Maple Grove Commons	Harmony at Grandview Commons	Pinney Lane	Subject (As Proposed)
Map #	6	7	8	9	10	
Location	Stoughton, WI	Madison, WI	Madison, WI	Madison, WI	Madison, WI	McFarland, WI
In PMA?	Yes	Yes	No	Yes	No	N/A
Property Type	LIHTC	LIHTC	LIHTC	LIHTC	LIHTC	LIHTC
Tenant Targeting	Family	Family	Family	Family	Family	Family
Year Built/Renovated	2011	2018	2016	2018	2016	2023
Number of Units	33	48	80	94	70	12
Occupancy	100%	100%	97.5%	96.8%	100%	N/A
Applications Pending	N/A	N/A	0	2	N/A	N/A
Concessions	None	None	None	None	None	N/A
Number of Units						Inferior
Studio	—	—	—	—	—	—
1 BR	4	4	46	—	25	—
2 BR	16	32	26	28	29	12
3 BR+	13	12	8	66	16	—
Total Units	33	48	80	94	70	12
LIHTC Net Rents						Consistent
Studio	—	—	—	—	—	—
1 BR	\$516–670	\$465	\$536–980	—	\$465–1,110	—
2 BR	\$616–920	\$560–1,325	\$1,096–1,180	\$1,140–1,230	\$505–1,310	—
3 BR+	\$1,020–1,050	\$1,115–1,460	\$1,322	\$1,295–1,438	\$1,055–1,420	\$1,165
Unit Sizes (Averages)						Superior
Studio	—	—	—	—	—	—
1 BR	700	678–790	690–712	—	676–701	—
2 BR	950	1,048–1,153	1,021–1,134	840–975	1,028–1,147	—
3 BR+	1,400	1,335–1,376	1,240–1,281	930–1,405	1,350–1,390	1,520
Development Amenities						Consistent
Laundry Room	—	—	—	—	—	—
Playground	X	—	X	X	—	—
Community Room	X	X	X	X	X	X
Fitness Center	—	—	X	X	X	X
Business Center	X	—	—	X	X	—
Swimming Pool	—	—	—	—	—	—
Grill Area/Picnic Area	X	—	—	X	X	X
Court Yard	X	—	X	X	—	—

	Elven Sted	The Royal Apartments	Maple Grove Commons	Harmony at Grandview Commons	Pinney Lane	
Map #	6	7	8	9	10	
Location	Stoughton, WI	Madison, WI	Madison, WI	Madison, WI	Madison, WI	McFarland, WI
In PMA?	Yes	Yes	No	Yes	No	N/A
Property Type	LIHTC	LIHTC	LIHTC	LIHTC	LIHTC	LIHTC
Tenant Targeting	Family	Family	Family	Family	Family	Family
Year Built/Renovated	2011	2018	2016	2018	2016	2023
Number of Units	33	48	80	94	70	12
Occupancy	100%	100%	97.5%	96.8%	100%	N/A
Applications Pending	N/A	N/A	0	2	N/A	N/A
Concessions	None	None	None	None	None	N/A
Development Amenities (cont.)						
Community Patio	X	—	X	—	—	X
Basketball Court	—	—	—	—	—	—
Volleyball Court	—	—	—	—	—	—
Dog Park/Walk	—	—	—	—	—	—
Walking/Running Trail	—	—	—	—	—	—
Gazebo	—	—	—	—	—	—
Concierge	—	—	—	—	—	—
Media Center	—	—	—	X	—	—
Extra Storage	Included	Included	Included	—	—	Included
Elevator	X	X	X	X	X	X
Senior Amenities						N/A
Library	—	—	—	—	—	—
Beauty Salon	—	—	—	—	—	—
Chapel	—	—	—	—	—	—
Unit Amenities						Consistent
Refrigerator	X	X	X	X	X	X
Range/Oven	X	X	X	X	X	X
Dishwasher	X	X	X	X	X	X
Disposal	X	X	X	X	X	X
Microwave	—	X	X	X	X	X
Washer/Dryer	X	X	X	X	X	X
Washer/Dryer Hook-ups	—	—	—	—	—	—
Wall-to-Wall Carpeting	X	X	X	X	X	—
Patio/Balcony	X	X	X	X	X	X
Fireplace	—	—	—	—	—	—
Air Conditioning	X	X	X	X	X	X
Drapes/Blinds	X	X	X	X	X	X
Controlled Entry	X	X	X	X	X	X
Surface Parking	X	X	X	X	X	X
Garage/UG Parking	\$30/month	\$45/month	\$35/month	Included	\$50/month	\$55/month

	Elven Sted	The Royal Apartments	Maple Grove Commons	Harmony at Grandview Commons	Pinney Lane	
Map #	6	7	8	9	10	
Location	Stoughton, WI	Madison, WI	Madison, WI	Madison, WI	Madison, WI	McFarland, WI
In PMA?	Yes	Yes	No	Yes	No	N/A
Property Type	LIHTC	LIHTC	LIHTC	LIHTC	LIHTC	LIHTC
Tenant Targeting	Family	Family	Family	Family	Family	Family
Year Built/Renovated	2011	2018	2016	2018	2016	2023
Number of Units	33	48	80	94	70	12
Occupancy	100%	100%	97.5%	96.8%	100%	N/A
Applications Pending	N/A	N/A	0	2	N/A	N/A
Concessions	None	None	None	None	None	N/A
Utilities Included						Consistent
Water/Sewer	X	X	X	X	X	X
Trash Removal	X	X	X	X	X	X
Hot Water	X	–	X	–	X	–
Heat	X	–	X	–	–	–
Electricity	–	–	–	–	–	–

The following chart provides a summary the most comparable developments in relation to one another. Those categories in which a development is superior to the market are shaded green while those that have a quality inferior to the market are shaded in red. The subject property is generally consistent with the market with respect to, net rents, development amenities, and unit amenities and utilities included. The subject property is superior with respect to unit sizes, and is inferior with respect to unit mix.

Competitive Advantage Analysis Summary	
	Subject
Unit Mix	Inferior
LIHTC Net Rents	Consistent
Unit Sizes	Superior
Development Amenities	Consistent
Senior Amenities	N/A
Unit Amenities	Consistent
Utilities Included	Consistent

Potential LIHTC Projects

Several rental projects were awarded LIHTCs in WHEDA's recent funding rounds within Dane County. Based on our analysis, only the proposed projects highlighted and bolded are proposed to be located in the subject's PMA.

2020 Allocation Round

One project located within the PMA was awarded LIHTCs in the 2020 allocation round within Dane County.

Dane County WHEDA LIHTC Awards							
Project Name	Project Location	Year	Total Units	Low-Income Units	Project Type	Construction Type	Applicant
Landsby Ridge	Mount Horeb	2020	51	46	Family	New Construction	Gorman & Co.
Red Caboose Apartments	Madison	2020	38	32	Family	New Construction	Movin' Out
Taylor Pointe	McFarland	2020	51	48	Family	New Construction	MSP Real Estate, Inc.
The Madisonian	Madison	2020	70	49	Senior	New Construction	Alfred. G McConnell
The Oscar Apartments	Madison	2020	110	93	Family	New Construction	MSP Real Estate, Inc.
Village on Main	Waunakee	2020	50	40	Family	New Construction	Preserving US, Inc.
Fourteen02 Park	Madison	2020	150	150	Family	New Construction	Movin' Out
Bayview Townhouses	Madison	2020	130	120	Family	New Construction	Bayview Foundation, Inc.
N/A	Sun Prairie	2020	100	100	Senior	New Construction	Cohen-Esrey
Ella Apartments	Madison	2020	135	135	Family	New Construction	Urban Land Interests
The Limerick	Fitchburg	2020	125	125	Family	New Construction	Keystone Development

2019 Allocation Round

No projects located within the PMA were awarded LIHTCs in the 2019 allocation round within Dane County.

Dane County WHEDA LIHTC Awards							
Project Name	Project Location	Year	Total Units	Low-Income Units	Project Type	Construction Type	Applicant
Schroeder Road Apartments	Madison	2019	96	81	Family	New Construction	Stone House Development
Ace Apartments	Madison	2019	70	59	Family	New Construction	Movin' Out
Valor on Washington	Madison	2019	59	50	Family	New Construction	Gorman & Co.

2018 Allocation Round

One project located within the PMA was awarded LIHTCs in the 2018 allocation round within Dane County.

Dane County WHEDA LIHTC Awards							
Project Name	Project Location	Year	Total Units	Low-Income Units	Project Type	Construction Type	Applicant
Artisan Village	Town of Madison	2018	169	169	Family	New Construction	Bear Development, LLC
Highline	Fitchburg	2018	160	160	Senior	New Construction	E.J. Plesko & Associates
Fair Oaks Apartments	Madison	2018	80	68	Family	New Construction	Stone House Development
Main Street Apartments	Sun Prairie	2018	64	55	Family	New Construction	Gorman & Co.
The Grove	Madison	2018	112	95	Family	New Construction	MSP Housing
PSH @ 1202 S. Park St.*	Madison	2018	58	58	PSH	New Construction	Heartland Housing, Inc.
Tree Lane Senior	Madison	2018	54	51	Senior	New Construction	CommonBond Communities
Normandy Square	Madison	2018	57	48	Senior	Additional Credits	MSP Real Estate, Inc.
Oak Ridge-Middleton	Middleton	2018	83	70	Senior	Additional Credits	JT Klein Company, LLC
Union Corners	Madison	2018	59	56	Grand Family	Additional Credits	Gorman & Co.

*Credits returned to WHEDA by Developer

2017 Allocation Round

No projects located within the PMA were awarded LIHTCs in the 2017 allocation round within Dane County.

Dane County WHEDA LIHTC Awards							
Project Name	Project Location	Year	Total Units	Low-Income Units	Project Type	Construction Type	Applicant
8Twenty Park Phase I (Additional Credits)	Madison	2017	67	58	Family	Additional Credits	JT Klein Company, LLC
Normandy Square	Madison	2017	57	48	Senior	New Construction	MSP Real Estate, Inc.
Oak Ridge-Middleton	Middleton	2017	83	70	Senior	New Construction	JT Klein Company, LLC
Union Corners	Madison	2017	59	56	Grand Family	New Construction	Gorman & Co.

2016 Allocation Round

One project located within the PMA was awarded LIHTCs in the 2016 allocation round within Dane County.

Dane County WHEDA LIHTC Awards							
Project Name	Project Location	Year	Total Units	Low-Income Units	Project Type	Construction Type	Applicant
Novation Senior Commons	Town of Madison	2018	60	60	Senior	New Construction	Bear Development
8Twenty Park Phase I	Madison	2016	67	58	Family	New Construction	JT Klein Company, LLC
8Twenty Park Phase II	Madison	2016	28	24	Family	New Construction	JT Klein Company, LLC
Madison Supportive	Madison	2016	45	45	Supportive	New Construction	Heartland Housing
The Royal	Madison	2016	48	40	Family	New Construction	Movin' Out
Mifflin Street Apartments	Madison	2016	65	55	Family	New Construction	Stone House Development

2015 Allocation Round

No projects located within the PMA were awarded LIHTCs in the 2015 allocation round within Dane County.

Dane County WHEDA LIHTC Awards							
Project Name	Project Location	Year	Total Units	Low-Income Units	Project Type	Construction Type	Applicant
Meadow Ridge	Middleton	2015	95	76	Family	New Construction	JT Klein
Tennyson Ridge	Madison	2015	72	61	Family	New Construction	The TW Sather Company
Maple Grove Commons	Madison	2015	80	68	Family	New Construction	Oakbrook Corporation
Union Corners-Carbon	Madison	2015	90	76	Family	New Construction	Gorman & Co.

Impact on the Existing Housing Stock

Impact on Section 42 and Properties Funded with Tax-Exempt Bonds

In the analyst's best judgment, the proposed development would not have a negative impact on Section 42 and other properties funded with tax-exempt bonds given the strong occupancies of the existing LIHTC developments as well as the waiting lists maintained by the most comparable developments identified. The LIHTC Section 42 senior rental market within the PMA is considered strong by generally accepted standards.

- Four vacancies were noted within the LIHTC Section 42 senior developments for a 1.3 percent vacancy rate (0.0 percent with applications pending)
- Twenty-four vacancies were noted within the LIHTC Section 42 family developments for a 4.9 percent vacancy rate (3.3 percent with applications pending)

Comparable Development Occupancy Summary					
Development Location	Number of Developments	Number of Units	Vacant Units	Vacancy Rate	Vacancy Rate w/Applications Pending
LIHTC Section 42 Senior	4	294	4	1.3%	0.0%
LIHTC Section 42 Family	8	484	24	4.9%	3.3%

Impact on Market Rate Housing

In the analyst's best judgment, the proposed development will not impact the existing market rate multifamily housing due to the fact that the proposed development is not proposing to include any market rate units and the existing market rate developments identified are currently operating at high occupancies.

- Six vacancies were noted within the market rate family developments for a 0.9 percent vacancy rate (0.8 percent with applications pending)

Comparable Development Occupancy Summary					
Development Type	Number of Developments	Number of Units	Vacant Units	Vacancy Rate	Vacancy Rate with Apps. Pending
Market Rate Family	14	619	6	0.9%	0.8%

Estimation of Achievable LIHTC Rents-Senior

In addition, Baker Tilly also compared the proposed gross rents to the most comparable LIHTC developments within or near the PMA to determine whether the proposed rents are reasonable and at a level that is at or below the prevailing income restricted comparable properties.

Proposed Waterford Apartments Senior Gross Rents versus Most Comparable Existing Income Restricted Gross Rents					
Development Name	1 BR-30%	1 BR-50%	1 BR-60%	2 BR-50%	2 BR-60%
Subject	\$563	\$938	\$1,069	\$1,126	\$1,283
Novation Senior Campus	-	\$853	\$984	\$1,023	\$1,161
Park Glen	-	\$856	\$1,001	-	\$1,198
Normandy Square	\$563	\$873	\$926	\$1,031	\$1,091
Existing Gross Rents Minimum	\$563	\$853	\$926	\$1,023	\$1,091
Existing Gross Rents Maximum	\$563	\$873	\$1,001	\$1,031	\$1,198
Existing Gross Rents Average	\$563	\$861	\$970	\$1,027	\$1,150

2020 Dane County Maximum Rents	\$563	\$938	\$1,126	\$1,126	\$1,351
Average % of Maximum Rents	100.0%	91.8%	86.2%	91.2%	85.1%
Subject % of Maximum Rents	100.0%	100.0%	94.9%	100.0%	95.0%

It should be noted that existing rental rates of a portion of the properties quoted by the property managers (after adding in estimated utility allowances) were above Dane County maximums and are therefore considered too high (**bolded**). These rental rates were reduced in the above chart to equal WHEDA published maximum rent levels. This does not indicate that these developments are collecting rent in excess of maximum rent levels. Calculations resulting in gross rental rates above Dane County Maximum rent levels are due to the analyst utilizing the general utility allowance estimates that are typically in excess of actual utility charges realized by tenants. Without making any adjustments for location, size of units, age of developments, or amenities offered, it appears that the subject development's proposed senior rental rates are consistent with the existing LIHTC comparables and are likely acceptable.

Without making any adjustments for location, size of units, age of developments, or amenities offered, it appears that the subject development's proposed senior rental rates are consistent with the existing LIHTC comparables and are likely acceptable.

Estimation of Achievable LIHTC Rents-Multifamily

In addition, Baker Tilly also compared the proposed gross rents to the most comparable LIHTC developments within or near the PMA to determine whether the proposed rents are reasonable and at a level that is at or below the prevailing income restricted comparable properties.

Proposed Waterford Apartments Family Gross Rents versus Most Comparable Existing Income Restricted Gross Rents		
Development Name	3 BR-50%	3 BR-60%
Subject	\$1,298	-
Cascade Falls (family)	-	\$1,405
Elven Sted (family)	\$1,096	\$1,126
The Royal (family)	\$1,247	\$1,442
Maple Grove Commons (family)	\$1,296	-
Pinney Lane (family)	\$1,293	-
Hanover Square (family)	-	\$1,497
Prentice Park (family)	-	\$1,402
Harmony at Grandview Commons (family)	-	\$1,452
Existing Gross Rents Minimum	\$1,096	\$1,126
Existing Gross Rents Maximum	\$1,296	\$1,497
Existing Gross Rents Average	\$1,233	\$1,374

2020 Dane County Maximum Rents	\$1,301	\$1,562
Average % of Maximum Rents	94.8%	88.0%
Subject % of Maximum Rents	99.8%	-

Without making any adjustments for location, size of units, age of developments, or amenities offered, it appears that the subject development's proposed multifamily rental rates are consistent with the existing LIHTC comparables and are likely acceptable.

Estimation of Market Rents

The most comparable developments with a market rate component were analyzed and compared to estimate the subject development's correlated market rents. The comparables were selected based on the location of the developments, style of the developments, age of the developments as well as the amenities that the developments offer.

The most comparable developments include Waubesa Village (map #13), Farwell Place (map #14), Jefferson Crossing (map #17), The Commons at Foxboro (map #18), Bergamont Townhomes (map #19), Nordic Ridge (map #21), and Humble Oaks (map #27). The rents utilized in the analysis were provided by the property manager. Detailed market rent calculations are included in Appendix B.

Line 1. Last Rented / Restricted. All of the units are currently rented at rates shown on the grid. None of the rents used in the comparables were under rent restrictions.

Line 2. Date Last Leased. The grid shows the effective date of the leases most recently signed. Effective dates are from May 2020. No adjustments were necessary.

Line 13. Unit Square Footage. Adjustments were applied to reflect differences in unit sizes at a rate of \$0.25 per square foot.

Line 24. Parking. The subject will charge \$55 per month for garage parking. The comparables that include garage parking were negatively adjusted by \$55 per month.

Line 27. Community Room. The subject will include a community room. The comparables that do not include a community room were positively adjusted by \$10 per month.

Line 31. Fitness Center. The subject will include a fitness center. The comparables that do not include a fitness center were positively adjusted by \$50 per month.

Line 33. Heat. The cost of heat will be included at the subject. The comparables that do not include heat charges in the rent were positively adjusted. Adjustments were made based on the latest area utility allowance.

Line 36. Hot Water. The cost of hot water will be included at the subject. The comparables that do not include hot water charges in the rent were positively adjusted. Adjustments were made based on the latest area utility allowance.

Line 38. Cold Water/Sewer. The cost of cold water/sewer will be included at the subject. The comparables that do not include cold water/sewer charges in the rent were positively adjusted. Adjustments were made based on the latest area utility allowance.

Market rate calculations were based on the most prevalent unit types for the one, two, and three bedroom apartment units within family developments located in the PMA.

Summary of Estimated Achievable Net Market Rents			
Development	1 BR	2 BR	3 BR
Estimated Achievable Market Rents Minimum	\$1,081	\$1,308	\$1,653
Estimated Achievable Market Rents Maximum	\$1,178	\$1,491	\$1,928
Estimated Achievable Market Rents Average	\$1,124	\$1,411	\$1,790

Due to the strengths and weaknesses of all the comparable developments, we have used an average of all the comparables as the primary indicators of value. Market rate calculations were based on the proposed development's most prevalent unit type for the one, two, and three bedroom apartment units. Calculated achievable rental rates represent an approximation.

Summary of General Occupancy Estimated Achievable Net Market Rents			
Unit Type	Base Market Rent per Month	Average Unit Size (SF)	Rent per SF
1 BR/1 BA	\$1,160	720	\$1.53
2 BR/2 BA	\$1,485	1,070	\$1.46
3 BR/2 BA	\$1,750	1,520	\$1.42

Proposed Rental Rate Comparisons

For additional support relating to the proposed 30, 50, and 60 percent unit rents, we have also compared proposed rents to program and market rents to determine whether the proposed rents are reasonable and at a level that is at or below the prevailing income restricted comparable properties.

The Waterford Apartments Proposed Unit Mix							
# of Units	Unit Type	% of AMI	Net Rent \$/Mo.	Utility Allowance	Gross Rents	2020 Dane County Maximum Rent	Ratio of Proposed Gross Rents to Program Rents
Senior							
10	1 BR/1 BA	30%	\$513	\$50	\$563	\$563	100.0%
3	1 BR/1 BA	50%	\$888	\$50	\$938	\$938	100.0%
1	1 BR/1 BA	60%	\$1,019	\$50	\$1,069	\$1,126	94.9%
9	2 BR/2 BA	50%	\$1,063	\$63	\$1,126	\$1,126	100.0%
10	2 BR/2 BA	60%	\$1,220	\$63	\$1,283	\$1,351	95.0%
4	2 BR/2 BA	MKT	\$1,485	\$63	\$1,548	N/A	N/A
37	Senior Total						
Family							
8	3 BR/2.5 BA	50%	\$1,165	\$133	\$1,298	\$1,301	99.8%
4	3 BR/2.5 BA	MKT	\$1,750	\$133	\$1,883	N/A	N/A
12	Family Total						
49	Grand Total						

Note: Unit water, sewer, trash removal, hot water, and heat will be included in the rent for senior units. Unit water, sewer, and trash removal will be included in the rent for family units.

Proposed The Waterford Apartments Rents versus Estimated Achievable Net Market Rents					
# of Units	Unit Type	% of AMI	Net Rent \$/Mo.	Estimated Achievable Net Market Rents	Ratio of Proposed Net Rents to Estimated Achievable Net Market Rents
10	1 BR/1 BA	30%	\$513	\$1,160	44.2%
3	1 BR/1 BA	50%	\$888	\$1,160	76.6%
1	1 BR/1 BA	60%	\$1,019	\$1,160	87.8%
9	2 BR/2 BA	50%	\$1,063	\$1,485	71.6%
10	2 BR/2 BA	60%	\$1,220	\$1,485	82.2%
4	2 BR/2 BA	MKT	\$1,485	\$1,485	100.0%
37	Senior Total				
Family					
8	3 BR/2.5 BA	50%	\$1,165	\$1,750	66.6%
4	3 BR/2.5 BA	MKT	\$1,750	\$1,750	100.0%
12	Family Total				
49	Grand Total				

Our analysis suggests that all units are equal to or below allowable tax credit rent limits. The proposed rents are 94.9 to 100.0 percent of the 2020 Dane County Maximum Rent and are therefore compliant with Dane County maximum rent levels. In addition, all of the proposed set side rents are 44.2 to 87.8 percent of estimated achievable market rents representing greater than a 10 percent discount to market rate rental rates in the PMA.

Demand Analysis

The Demand Analysis provides a measurement of the current housing demand and absorption in the PMA based upon a mixture of demographic data, demographic projections, and historic trends. The Demand Analysis also estimates the potential pool of households within the PMA and the number of income-qualified households necessary to create an effective demand.

The analysis includes calculations to address the following:

- **Capture rate.** Defined as the percentage of age, size, and income qualified renter households in the primary market area that the property must capture to fill the units. Funding agencies may require restrictions to the qualified households used in the calculation including age, income, living in substandard housing, mover-ship and other comparable factors. The Capture Rate is calculated by dividing the total number of units at the property by the total number of age, size and income qualified renter households in the primary market area.
- **Penetration rate.** Defined as the percentage of age and income qualified renter households in the primary market area that all existing and proposed properties, to be completed within six months of the subject, and which are competitively priced to the subject that must be captured to achieve the stabilized level of occupancy. The Penetration rate is calculated by dividing the (number of units in the subject + comparable pipeline units + existing comparable units) by the number of age and income qualified households in the PMA).
- **Absorption period.** The period of time necessary for a newly constructed or renovated property to achieve the stabilized level of occupancy. The absorption period begins when the first certificate of occupancy is issued and ends when the last unit to reach the stabilized level of occupancy has a signed lease. Assumes a typical pre-marketing period, prior to the issuance of the certificate of occupancy, of about three to six months. The month that leasing is assumed to begin should accompany all absorption estimates.
- **Absorption rate.** The average number of units rented each month during the Absorption Period.

Capture Rate-Senior

Household income plays an important role in determining whether a sufficient number of income eligible households exist in the market to support the proposed rents for a rental housing development. Such an analysis typically determines whether the household income cohort (the range of incomes required to support the proposed rents) is proportionately large enough to support the introduction of the new senior rental units.

While the senior portion of the proposed development will be open to residents over the age of 55, the following demand analysis will utilize households over the age of 65. Several industry standard market study guidelines indicate that the age of 65 is the minimum age that should be utilized in market study demand calculations given the changing demographics of independent living residents. In addition, the experience of many independent living developers and property managers indicate that households over the age of 65 are a much more realistic age of their tenant base.

The proposed senior portion of the development will include thirty-seven units ranging in adjusted rent from \$563 for a one bedroom 30 percent AMI unit to \$1,547 for a two bedroom market rate unit. All rents are adjusted for utilities. Using the maximum household income under the Section 42 Tax Credit Program (assuming a maximum of two persons per unit), the income cap for each of the proposed rents can be determined. In addition, the estimated maximum percent of gross household income can be used to determine the income base for a prospective tenant. In most cases, 40 percent of gross household income is the most a low or medium income household can afford to pay for rent, thereby providing an income base. The difference between the income base and the income cap defines the income eligible cohort for the rents proposed. The minimum and maximum qualifying incomes for each unit type are included in the following chart.

The Waterford Apartments (Senior Portion) Minimum and Maximum Qualifying Incomes Chart						
# of Units	Unit Type	% of AMI	Gross Rent	Minimum Income	Maximum Income by Household Size	
					1	2
10	1 BR/1 BA	30%	\$563	\$16,890	\$21,030	\$24,030
3	1 BR/1 BA	50%	\$938	\$28,140	\$35,050	\$40,050
1	1 BR/1 BA	60%	\$1,069	\$32,070	\$42,060	\$48,060
9	2 BR/2 BA	50%	\$1,126	\$33,780	\$35,050	\$40,050
10	2 BR/2 BA	60%	\$1,283	\$38,490	\$42,060	\$48,060
4	2 BR/2 BA	MKT	\$1,548	\$46,440	\$99,999	\$99,999
37	Senior Total					

The 2010 US Census data indicates that in 2019, 70.7 percent of the occupied households in the PMA owned their homes, while 29.3 percent of the occupied households were renters. The following table provides a summary of the ratio of renters to owners for all ages.

Households by Tenure 2010 US Census						
	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	34,669	100.0%	38,751	100.0%	41,209	100.0%
Total Occupied Units	32,676	94.3%	36,687	94.7%	39,143	95.0%
Owner Occupied HHs/Householder	23,590	72.2%	25,952	70.7%	28,022	71.6%
Renter Occupied HHs/Householder	9,086	27.8%	10,735	29.3%	11,121	28.4%
Vacant Units	1,993	5.7%	2,064	5.3%	2,066	5.0%

Source: US Census Bureau

In addition, 2010 US Census data indicates that 21.5 percent of the households over the age of 55 were renters. The following table provides a summary of the ratio of renters to owners for households over the age of 55.

PMA Renter Occupied Housing Units by Age of Householder (55+) 2010 US Census			
	Number of Occupied Units	Number of Rental Occupied Units	% Total Households
Total	12,832	2,763	21.5%
Householder Age 55-64	6,407	1,074	16.8%
Householder Age 65-74	3,295	579	17.6%
Householder Age 75-84	2,128	585	27.5%
Householder Age 85+	1,002	525	52.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

It should be noted that the renter percentage of 29.3 percent for households of all ages and of 21.5 percent for households over the age of 55 is an estimate across all incomes levels in the PMA. Typically, data suggests that as household income increases, the percentage of renters decreases. This inverse correlation relates to a household's propensity to buy a home when earning over a certain income. Therefore, we have utilized census data to further breakdown renter percentages based on income levels within Dane County.

Households by Tenure Dane County, WI		
	Number	Percent
Households with Incomes Under \$49,999		
Owner Occupied HHs/Householder	23,431	29.4%
Renter Occupied HHs/Householder	56,268	70.6%
Total	79,699	100.0%
Households with Incomes Over \$50,000		
Owner Occupied HHs/Householder	102,567	75.0%
Renter Occupied HHs/Householder	34,265	25.0%
Total	136,832	100.0%

Source: 2012-2016 American Community Survey 5-Year Estimates

"TENURE BY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS"

As displayed in the previous chart, the percentage of renter households is much higher amongst households with lower incomes. A renter percentage of 70.6 percent applies to number of households within incomes levels below \$49,999 and a renter percentage of 25.0 percent applies to the number of households within incomes levels above \$50,000. Therefore, utilizing an original renter percentage of 29.3 percent appears to be conservative and reasonable in the following demand calculations.

PMA Detailed Senior Household Income by Age (65+) 2021 ESRI Interpolated			
HH Income Base	65-74	75+	Totals
Total	5,812	4,268	10,080
<\$15,000	251	395	646
\$15,000-\$24,999	368	634	1,002
\$25,000-\$34,999	325	523	848
\$35,000-\$49,999	621	726	1,347
\$50,000-\$74,999	1,281	792	2,073
\$75,000-\$99,999	1,235	372	1,607
\$100,000-\$149,999	886	459	1,345
\$150,000-\$199,999	484	241	725
\$200,000+	363	124	488

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Household Income Distribution (2021 Interpolated) Senior Renters Only						
Number of Senior Households	Under \$15,000	\$15,000 to \$24,999	\$25,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999
Total Senior Households (65+)	646	1,002	848	1,347	2,073	1,607
Renter Occupied Factor**	29.3%	29.3%	29.3%	29.3%	29.3%	29.3%
Total Senior Renters in the PMA	189	294	248	395	607	471

Source: ESRI BIS

**Estimated % renters for all ages in the PMA (ESRI BIS)

Using the Household Income by Age table from the Socio-Demographic Analysis, the number of income-eligible households within the PMA for each income cohort can be determined. Since the 2021 ESRI BIS interpolated estimates provide income cohorts in \$5,000 to \$10,000 increments, some additional interpolation is necessary to determine the estimated number of households that fall partially within an income cohort. It is assumed that the households are equally distributed within each income range, so a divisional factor is applied to the cohort to arrive at the total number of eligible households.

Senior Capture Rate by Set-Aside

Tax Credit Capture Rate Chart				
Min Income*	\$16,890			
Max Income	\$48,060			
Households Assumed	Over the Age of 65			
Number of Households		Income Qualified Households	Renter Percentage	Renter Qualified for Project
Less Than \$15,000	646	-	-	-
\$15,000 to \$24,999	1,002	807	29.3%	236
\$25,000 to \$34,999	848	848	29.3%	248
\$35,000 to \$49,999	1,347	1,173	29.3%	344
\$50,000 to \$74,999	2,073	-	-	-
\$75,000 to \$99,999	1,607	-	-	-
\$100,000 to \$149,999	1,345	-	-	-
\$150,000 to \$199,999	725	-	-	-
Over \$200,000	488	-	-	-
Total Households	10,080	2,828	29.3	828
Income Qualified Renter HHs				828
Rental Units in Project				33
Capture Rate**				4.0%

Market Rate Capture Rate Chart				
Min Income*	\$46,440			
Max Income	\$99,999			
Households Assumed	Over the Age of 65			
Number of Households		Income Qualified Households	Renter Percentage	Renter Qualified for Project
Less Than \$15,000	646	-	-	-
\$15,000 to \$24,999	1,002	-	-	-
\$25,000 to \$34,999	848	-	-	-
\$35,000 to \$49,999	1,347	322	29.3%	94
\$50,000 to \$74,999	2,073	2,073	29.3%	607
\$75,000 to \$99,999	1,607	1,607	29.3%	471
\$100,000 to \$149,999	1,345	-	-	-
\$150,000 to \$199,999	725	-	-	-
Over \$200,000	488	-	-	-
Total Households	10,080	4,002	29.3	1,173
Income Qualified Renter HHs				1,173
Rental Units in Project				4
Capture Rate**				0.3%

*Based on rents proposed by project Developer (utilities included), represents 40 percent of gross household income

**Number of proposed units divided by number of income eligible households

Senior Capture Rate by Unit Type

Optimistic, Normative, and Pessimistic Scenarios

An optimistic, a normative and a pessimistic scenario are also included for the overall development. Considering the assumptions, interpolations, and extrapolations of the data, it is reasonable to assume a potential 15 percent margin of error. Applying this potential margin of error to the “normative” calculations for the eligible households produces “optimistic” and “pessimistic” scenarios as shown in the following table.

Income and Age Eligible Capture Rate Senior Renters Only							
	1 BR	1 BR	1 BR	2 BR	2 BR	2 BR	Combined
	30% AMI	50% AMI	60% AMI	50% AMI	60% AMI	MKT	
# of Units	10	3	1	9	10	4	37
Proposed Adjusted Rent*	\$563	\$938	\$1,069	\$1,126	\$1,282	\$1,547	\$563-\$1,547
Income Cap	\$24,030	\$40,050	\$48,060	\$40,050	\$48,060	\$99,999	\$99,999
Income Base (Annual Rent 40% of HH Income)	\$16,890	\$28,140	\$32,070	\$33,780	\$38,490	\$46,440	\$16,890
Estimated Income Eligible Households**							
Normative	210	303	416	163	253	1,173	1,959
Optimistic	241	349	479	187	291	1,349	2,253
Pessimistic	178	258	354	139	215	997	1,666
Estimated Capture Rates***							
Normative	4.8%	1.0%	0.2%	5.5%	4.0%	0.3%	1.9%
Optimistic	4.1%	0.9%	0.2%	4.8%	3.4%	0.3%	1.6%
Pessimistic	5.6%	1.2%	0.3%	6.5%	4.7%	0.4%	2.2%

*Rents proposed by project Developer (Utilities included)

**Interpolated 2021 estimate based upon best corresponding income cohort from the 2019 and 2024 ESRI BIS estimates. Includes renters only.

***Number of proposed units divided by number of income eligible households

As indicated in the table above, a normative estimate of 1,959 renter-only income-qualified households over the age of 65 are projected to be potential residents of the proposed senior portion of the development. The introduction of 37 senior units will need to capture between 1.6 percent and 2.2 percent of the estimated renter households in the income eligible cohort of the PMA. The normative estimate is approximately 1.9 percent. This range falls below the typical maximum 15 percent threshold for senior housing developments in similar sized communities. Given the current strength of the LIHTC and market rate market within or near the PMA, the number of units proposed is likely acceptable.

Capture Rate-Multifamily

Household income plays an important role in determining whether a sufficient number of income eligible households exist in the market to support the proposed rents for a rental housing development. Such an analysis typically determines whether the household income cohort (the range of incomes required to support the proposed rents) is proportionately large enough to support the introduction of the new rental units.

The proposed multifamily portion of the development will include twelve, three bedroom units with adjusted rents ranging from \$1,301 for a 50 percent AMI unit to \$1,886 for a prevailing market rate unit. All rents are adjusted for utilities. Using the maximum household income under the Section 42 Tax Credit Program (assuming a maximum of five persons per unit), the income cap for each of the proposed rents can be determined. In addition, the estimated maximum percent of gross household income can be used to determine the income base for a prospective tenant. In most cases, 35 percent of gross household income is the most a low or medium income household can afford to pay for rent, thereby providing an income base. The difference between the income base and the income cap defines the income eligible cohort for the rents proposed. The minimum and maximum qualifying incomes for each unit type are included in the following chart.

The Waterford Apartments (Multifamily Portion) Minimum and Maximum Qualifying Incomes Chart						
# of Units	Unit Type	% of AMI	Gross Rent	Minimum Income	Maximum Income by Household Size	
					4	5
8	3 BR/2.5 BA	50%	\$1,298	\$44,503	\$50,050	\$54,100
4	3 BR/2.5 BA	MKT	\$1,883	\$64,560	\$99,999	\$99,999
12	Family Total					

PMA Household Income by Age (Under the Age of 65) 2021 ESRI Interpolated						
HH Income Base	<25	25-34	35-44	45-54	55-64	Totals
Total	1,155	5,487	6,563	6,863	7,519	27,588
<\$15,000	126	212	192	201	299	1,029
\$15,000-\$24,999	98	225	199	157	333	1,012
\$25,000-\$34,999	154	357	287	268	282	1,348
\$35,000-\$49,999	191	650	555	499	511	2,406
\$50,000-\$74,999	262	1,010	855	980	1,378	4,485
\$75,000-\$99,999	144	964	1,106	1,391	1,589	5,193
\$100,000-\$149,999	108	1,217	2,202	1,752	1,860	7,139
\$150,000-\$199,999	54	581	668	1,058	751	3,112
\$200,000+	17	272	501	559	515	1,865

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Household Income Distribution Renters Only Under the Age of 65 (2021 Interpolated)						
Number of Households	Under \$15,000	\$15,000 to \$24,999	\$25,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999
Total Households Under the Age of 65	1,029	1,012	1,348	2,406	4,485	5,193
Renter Occupied Factor**	70.6%	70.6%	70.6%	70.6%	25.0%	25.0%
Total Income Qualified in the PMA Under the Age of 65	726	714	952	1,699	1,121	1,298

Source: ESRI BIS

**Estimated % renters for all ages in the PMA (ESRI BIS)

Multifamily Capture Rate by Set-Aside

Tax Credit Capture Rate Chart				
Min Income*	\$44,503			
Max Income	\$54,100			
Households Assumed	Under the Age of 65			
Number of Households		Income Qualified Households	Renter Percentage	Renter Qualified for Project
Less Than \$15,000	1,029	-	-	-
\$15,000 to \$24,999	1,012	-	-	-
\$25,000 to \$34,999	1,348	-	-	-
\$35,000 to \$49,999	2,406	865	70.6%	611
\$50,000 to \$74,999	4,485	736	25.0%	184
\$75,000 to \$99,999	5,193	-	-	-
\$100,000 to \$149,999	7,139	-	-	-
\$150,000 to \$199,999	3,112	-	-	-
Over \$200,000	1,865	-	-	-
Total Households	27,588	1,601	49.6%	795
Income Qualified Renter HHs				795
Rental Units in Project**				8
Capture Rate***				1.0%

Market Rate Capture Rate Chart				
Min Income*	\$64,560			
Max Income	\$99,999			
Households Assumed	Under the Age of 65			
Number of Households		Income Qualified Households	Renter Percentage	Renter Qualified for Project
Less Than \$15,000	1,029	-	-	-
\$15,000 to \$24,999	1,012	-	-	-
\$25,000 to \$34,999	1,348	-	-	-
\$35,000 to \$49,999	2,406	-	-	-
\$50,000 to \$74,999	4,485	4,485	25.0%	464
\$75,000 to \$99,999	5,193	5,193	25.0%	1,298
\$100,000 to \$149,999	7,139	-	-	-
\$150,000 to \$199,999	3,112	-	-	-
Over \$200,000	1,865	-	-	-
Total Households	27,588	7,047	25.0%	1,762
Income Qualified Renter HHs				1,762
Rental Units in Project**				4
Capture Rate***				0.2%

Optimistic, Normative, and Pessimistic Scenarios

An optimistic, a normative and a pessimistic scenario are also included for the overall development. Considering the assumptions, interpolations, and extrapolations of the data, it is reasonable to assume a potential 15 percent margin of error. Applying this potential margin of error to the “normative” calculations for the eligible households produces “optimistic” and “pessimistic” scenarios as shown in the following table

Income and Age Eligible Capture Rate Family Renters Only			
	3 BR 50% AMI	3 BR MKT	Combined
# of Units	8	4	12
Proposed Adjusted Rent*	\$1,298	\$1,883	\$1,298-\$1,883
Income Cap	\$54,100	\$99,999	\$99,999
Income Base (Annual Rent 35% of HH Income)	\$44,503	\$64,560	\$44,503
Estimated Income Eligible Households**			
Normative	795	1,762	3,030
Optimistic	914	2,026	3,484
Pessimistic	675	1,497	2,575
Estimated Capture Rates***			
Normative	1.0%	0.2%	0.4%
Optimistic	0.9%	0.2%	0.3%
Pessimistic	1.2%	0.3%	0.5%

*Rents proposed by project Developer (Utilities included)

**Interpolated 2021 estimate based upon best corresponding income cohort from the 2019 and 2024 ESRI BIS estimates. Includes renters only.

***Number of proposed units divided by number of income eligible households

As indicated in the table above, a normative estimate of 3,030 renter-only income-qualified households under the age of 65 are projected to be potential residents of the proposed multifamily portion of the development. The introduction of twelve multifamily units will need to capture between 0.3 percent and 0.5 percent of the estimated renter households in the income eligible cohort of the PMA. The normative estimate is approximately 0.4 percent. This range falls below the typical maximum 15 percent threshold for multifamily housing developments in similar sized communities. Given the current strength of the LIHTC and market rate market within the PMA, the number of units proposed is likely acceptable.

Penetration Rate-Senior

This section calculates the Penetration Rate for the LIHTC portion of the proposed development. WHEDA defines the Penetration Rate as the (number of units in the subject + comparable pipeline units + existing comparable units) divided by (number of age and income qualified households in the PMA).

As the senior portion of the subject property is proposing 89.2 percent income restricted units and only the number of potential income qualified renter households over the age of 65 were used in the analysis, the LIHTC Penetration Rate calculation should only include potentially competing affordable LIHTC income restricted senior developments within the PMA.

The results of the penetration rate analysis indicate that the PMA has a LIHTC penetration rate of 37.9 percent (including the subject property) indicating that the PMA is not over saturated with LIHTC income restricted senior housing. The Penetration Rate is calculated as follows:

LIHTC Penetration Rate Income and Age Eligible Renters Only	
HH Income Base	Overall
Proposed Development	33
Existing LIHTC Units in PMA	
Novation Senior	60
Westminster	66
Rosewood I & II Apartments	90
Williamstown Bay	40
Carrington II	25
Subtotal Existing LIHTC	281
Pipeline Units	
None Noted	0
Total Pipeline	0
Total Units	314
Number of Renter Income Eligible Households (\$16,890-\$48,060)*	828
Penetration Rate	37.9%

*Excludes market rate units

**Proposed LIHTC income range

Penetration Rate-Multifamily

This section calculates the Penetration Rate for the LIHTC portion of the proposed development. WHEDA defines the Penetration Rate as the (number of units in the subject + comparable pipeline units + existing comparable units) divided by (number of age and income qualified households in the PMA).

As the multifamily portion of the subject property is proposing 66.7 percent income restricted three bedroom units and only the number of potential income qualified renter households under the age of 65 were used in the analysis, the LIHTC Penetration Rate calculation should only include potentially competing affordable LIHTC income restricted multifamily developments within the PMA.

The results of the penetration rate analysis indicate that the PMA has a LIHTC penetration rate of 24.7 percent (including the subject property) indicating that the PMA is not over saturated with LIHTC income restricted three bedroom multifamily housing. The Penetration Rate is calculated as follows:

LIHTC Penetration Rate Income and Age Eligible Renters Only	
HH Income Base	Overall
Proposed Development	8
Existing LIHTC Units in PMA	
Cascade Falls	54
Elven Sted	32
The Royal	48
Harmony at Grandview Commons	94
Cottages of McFarland*	42
Pheasant Ridge*	38
Seven Oaks*	214
Subtotal Existing LIHTC	522
Pipeline Units	
Taylor Pointe*	48
Artisan Village	169
Total Pipeline	217
Total Units	747
Number of Renter Income Eligible Households (\$44,503-\$54,100)*	3,030
Penetration Rate	24.7%

*Excludes market rate units

**Proposed LIHTC income range

Absorption Rate

Based on discussions with property managers in the PMA, the low vacancy rates for the senior and family developments in the PMA, and examples of recent LIHTC developments' initial lease-up, the likely absorption of the units at the proposed development is conservatively eight units per month for the senior portion and ten units per month for the family portion of the development. For example:

- Novation Senior
Development opened for occupancy on August 1st 2018 and was approximately 25 percent preleased (15 units). The development was 33.3 percent occupied on 10/5/2018 indicating a **10-unit/month absorption rate** from August 2018 to October 2018. The development was 53.3 percent occupied on 1/11/2019, indicating a **6-unit/month absorption rate** from August 2018 to January 2019. The development was 100.0 percent occupied on 7/29/2019, indicating a **5-unit/month absorption rate** from August 2018 to July 2019.
- Heritage Middleton
Development began preleasing in January 2012, construction was completed in October 2012, and the development was fully leased by December 31, 2012 indicating an **eighteen to nineteen unit per month absorption**.
- Oak Ridge-Middleton
Development opened on February 1, 2019 and was fully leased by September 30, 2019, indicating a **ten unit per month absorption**.
- Normandy Square
Development opened 8/31/2019 with preleasing beginning four months prior. The development opened 43.1 percent occupied (25 units). The development reached 100 percent occupancy on 10/21/2019. This indicates an **absorption rate of eight to nine units per month**.
- Meadow Ridge
Development opened in spring of 2017 with 75 of 95 units preleased at opening (78.9 percent preleased). Property manager estimated the development was 100 percent occupied by June of 2017 indicating a **seven to ten unit per month absorption rate**.
- Carbon at Union Corners
Preleasing began May 2017. The development opened 9/28/2017 with 77 units occupied (85.6 percent preleased). Development was 100% occupied by the end of 2017 indicting a **fifteen to sixteen unit per month absorption rate**.
- Pinney Lane Apartments
Opened on February 15, 2016 with forty-three units preleased (61.4 percent preleased). The development was fully stabilized on August 1, 2016 indicating a **twelve to thirteen unit per month absorption**.
- Tennyson Ridge Apartments
Building 1 (25 units) opened June 30, 2017 fully preleased. Building II (47 units) opened November 30, 2017 and had 34 units preleased with 4 applications pending. The building reached 100% occupancy in late December of 2017.

The Developer indicated that the property manager will conduct a substantial amount of preleasing. Based on the low vacancy rate for the developments that are deemed competitive to the proposed development, it is reasonable to assume that the development will open with 40 percent of the units preleased. Based on an eight to ten unit per month absorption rate combined with 40 percent of the units preleased at the development's opening, a two to three month lease-up period is expected for the senior units and a less than one month lease-up period is expected for the family units based upon a 93 percent stabilized occupancy rate. The absorption is calculated as follows:

The Waterford Apartments Absorption Calculation	
	Senior Portion
Total Units	37
Stabilized Occupancy	93%
Total Units to be Leased	34
Less: Units Preleased (40%)	(14)
Remaining Units	20
Absorption Rate	8
Number of Months to Reach Stabilized Occupancy	2 to 3 months
	Family Portion
Total Units	12
Stabilized Occupancy	93%
Total Units to be Leased	11
Less: Units Preleased (40%)	(4)
Remaining Units	7
Absorption Rate	10
Number of Months to Reach Stabilized Occupancy	<1 month

Our absorption projections assume the household trends will continue and that no other projects targeting a similar income group are developed during the projection period. In addition, we assume the Developer will utilize a professional management company and will market to areas outside of the PMA given the intended target market.

Housing Choice Vouchers

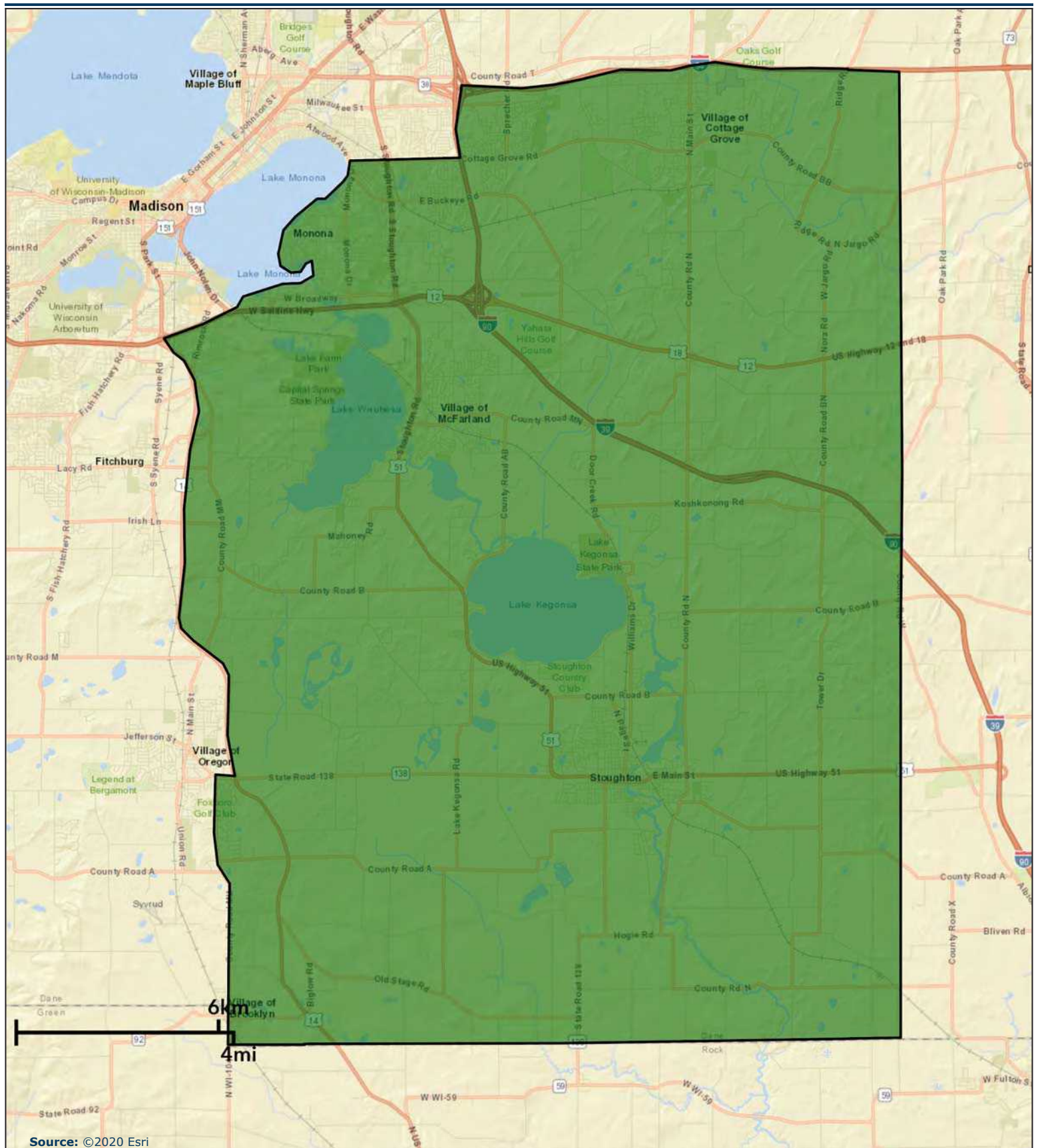
The payment standards set the maximum amount the authority will pay for tenants' rent and utilities. Voucher payment standards are based on the U.S. Department of Housing and Urban Development's Fair Market Rent adjusted for the local market and are dependent on bedroom size. In general, the amount of subsidy a household receives is equal to the published payment standard, minus 30 percent of the tenant's AGI.

The published payment standards for the DCHA Housing Choice Voucher Payment Standards are as follows:

HUD Payment Standard DCHA Housing Choice Vouchers		
Unit Type	Payment Standard (including utilities)	Proposed Affordable Rent (including utilities)
One Bedroom	\$964	\$563-1,069
Two Bedroom	\$1,127	\$1,126-1,548
Three Bedroom	\$1,553	\$1,298-1,883

Thirty of the units at the subject development are priced lower than the DCHA Housing Choice Voucher Payment Standards (the maximum that HUD will contribute towards gross rent). Therefore, tenants utilizing housing vouchers in these units would have the ability to occupy one of the units at the proposed redevelopment without being forced to pay in excess of the published payment standards in addition to their tenant payment of 30 percent of their AGI.

APPENDIX A: ESRI Demographics





ACS Housing Summary

McFarland, WI (5-2020)
Area: 221.3 square miles

Prepared by Esri

	2014-2018 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	84,046		2,126	■■■
Total Households	34,290		686	■■■
Total Housing Units	35,995		695	■■■
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	24,879	100.0%	595	■■■
Housing units with a mortgage/contract to purchase/similar debt	18,126	72.9%	589	■■■
Second mortgage only	497	2.0%	130	■
Home equity loan only	3,365	13.5%	325	■■■
Both second mortgage and home equity loan	318	1.3%	131	■
Housing units without a mortgage	6,753	27.1%	399	■■■
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	N/A		N/A	
Housing units without a mortgage	N/A		N/A	
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS & SELECTED MONTHLY OWNER COSTS				
Total	24,879	100.0%	595	■■■
With a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	880	3.5%	188	■
10.0 to 14.9 percent	2,813	11.3%	312	■■■
15.0 to 19.9 percent	4,406	17.7%	367	■■■
20.0 to 24.9 percent	3,450	13.9%	343	■■■
25.0 to 29.9 percent	2,013	8.1%	258	■■■
30.0 to 34.9 percent	1,498	6.0%	242	■■■
35.0 to 39.9 percent	843	3.4%	155	■■■
40.0 to 49.9 percent	909	3.7%	190	■
50.0 percent or more	1,292	5.2%	221	■■■
Not computed	22	0.1%	25	■
Without a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	2,668	10.7%	272	■■■
10.0 to 14.9 percent	1,502	6.0%	214	■■■
15.0 to 19.9 percent	899	3.6%	169	■■■
20.0 to 24.9 percent	520	2.1%	133	■
25.0 to 29.9 percent	318	1.3%	90	■
30.0 to 34.9 percent	145	0.6%	60	■
35.0 to 39.9 percent	146	0.6%	69	■
40.0 to 49.9 percent	120	0.5%	54	■
50.0 percent or more	360	1.4%	106	■
Not computed	75	0.3%	52	■

Source: U.S. Census Bureau, 2014-2018 American Community Survey

Reliability: ■■■ high ■ medium ■ low

May 11, 2020



ACS Housing Summary

McFarland, WI (5-2020)
Area: 221.3 square miles

Prepared by Esri

	2014-2018 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	9,411	100.0%	529	High
With cash rent	9,117	96.9%	525	High
Less than \$100	13	0.1%	21	Low
\$100 to \$149	17	0.2%	24	Low
\$150 to \$199	38	0.4%	41	Low
\$200 to \$249	204	2.2%	96	Medium
\$250 to \$299	33	0.4%	30	Low
\$300 to \$349	51	0.5%	49	Low
\$350 to \$399	36	0.4%	30	Low
\$400 to \$449	83	0.9%	42	Medium
\$450 to \$499	121	1.3%	54	Medium
\$500 to \$549	327	3.5%	183	Medium
\$550 to \$599	226	2.4%	131	Medium
\$600 to \$649	231	2.5%	114	Medium
\$650 to \$699	593	6.3%	175	Medium
\$700 to \$749	700	7.4%	175	Medium
\$750 to \$799	717	7.6%	181	Medium
\$800 to \$899	1,512	16.1%	256	High
\$900 to \$999	1,205	12.8%	220	High
\$1,000 to \$1,249	1,514	16.1%	238	High
\$1,250 to \$1,499	931	9.9%	171	High
\$1,500 to \$1,999	452	4.8%	151	Medium
\$2,000 to \$2,499	42	0.4%	33	Low
\$2,500 to \$2,999	16	0.2%	26	Low
\$3,000 to \$3,499	13	0.1%	21	Low
\$3,500 or more	42	0.4%	49	Low
No cash rent	293	3.1%	108	Medium
Median Contract Rent	\$877		N/A	
Average Contract Rent	N/A		N/A	
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	9,411	100.0%	529	High
Pay extra for one or more utilities	8,625	91.6%	517	High
No extra payment for any utilities	786	8.4%	195	Medium

Source: U.S. Census Bureau, 2014-2018 American Community Survey

Reliability: High Medium Low

May 11, 2020



ACS Housing Summary

McFarland, WI (5-2020)
Area: 221.3 square miles

Prepared by Esri

	2014-2018 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY GROSS RENT				
Total:	9,411	100.0%	529	High
With cash rent:	9,117	96.9%	525	High
Less than \$100	13	0.1%	21	Low
\$100 to \$149	0	0.0%	0	
\$150 to \$199	9	0.1%	14	Low
\$200 to \$249	54	0.6%	48	Low
\$250 to \$299	158	1.7%	91	Medium
\$300 to \$349	67	0.7%	53	Low
\$350 to \$399	13	0.1%	20	Low
\$400 to \$449	37	0.4%	34	Low
\$450 to \$499	85	0.9%	47	Medium
\$500 to \$549	101	1.1%	62	Medium
\$550 to \$599	284	3.0%	165	Medium
\$600 to \$649	151	1.6%	100	Low
\$650 to \$699	265	2.8%	114	Medium
\$700 to \$749	438	4.7%	158	Medium
\$750 to \$799	393	4.2%	125	Medium
\$800 to \$899	1,448	15.4%	242	High
\$900 to \$999	1,289	13.7%	259	Medium
\$1,000 to \$1,249	2,142	22.8%	280	High
\$1,250 to \$1,499	1,153	12.3%	199	High
\$1,500 to \$1,999	889	9.4%	185	Medium
\$2,000 to \$2,499	46	0.5%	32	Low
\$2,500 to \$2,999	26	0.3%	30	Low
\$3,000 to \$3,499	13	0.1%	21	Low
\$3,500 or more	42	0.4%	49	Low
No cash rent	293	3.1%	108	Medium
Median Gross Rent	\$981		N/A	Low
Average Gross Rent	N/A		N/A	Low

Source: U.S. Census Bureau, 2014-2018 American Community Survey

Reliability: High Medium Low

May 11, 2020



ACS Housing Summary

McFarland, WI (5-2020)
Area: 221.3 square miles

Prepared by Esri

	2014-2018 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	35,995	100.0%	695	
1, detached	24,530	68.1%	602	
1, attached	1,985	5.5%	229	
2	1,202	3.3%	234	
3 or 4	972	2.7%	183	
5 to 9	1,531	4.3%	246	
10 to 19	1,350	3.8%	263	
20 to 49	2,620	7.3%	303	
50 or more	1,344	3.7%	200	
Mobile home	461	1.3%	135	
Boat, RV, van, etc.	0	0.0%	0	
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	35,995	100.0%	695	
Built 2014 or later	870	2.4%	172	
Built 2010 to 2013	946	2.6%	193	
Built 2000 to 2009	6,791	18.9%	440	
Built 1990 to 1999	5,718	15.9%	420	
Built 1980 to 1989	3,990	11.1%	359	
Built 1970 to 1979	5,969	16.6%	453	
Built 1960 to 1969	3,512	9.8%	344	
Built 1950 to 1959	3,648	10.1%	283	
Built 1940 to 1949	997	2.8%	160	
Built 1939 or earlier	3,554	9.9%	367	
Median Year Structure Built	1981		N/A	
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	34,290	100.0%	686	
Owner occupied				
Moved in 2017 or later	477	1.4%	130	
Moved in 2015 to 2016	1,902	5.5%	253	
Moved in 2010 to 2014	5,015	14.6%	396	
Moved in 2000 to 2009	7,812	22.8%	493	
Moved in 1990 to 1999	4,495	13.1%	350	
Moved in 1989 or earlier	5,179	15.1%	357	
Renter occupied				
Moved in 2017 or later	1,034	3.0%	224	
Moved in 2015 to 2016	2,274	6.6%	310	
Moved in 2010 to 2014	4,358	12.7%	419	
Moved in 2000 to 2009	1,392	4.1%	241	
Moved in 1990 to 1999	205	0.6%	76	
Moved in 1989 or earlier	147	0.4%	58	
Median Year Householder Moved Into Unit	2008		N/A	

Source: U.S. Census Bureau, 2014-2018 American Community Survey

Reliability: high medium low

May 11, 2020



ACS Housing Summary

McFarland, WI (5-2020)
Area: 221.3 square miles

Prepared by Esri

	2014-2018 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	34,290	100.0%	686	
Utility gas	24,782	72.3%	672	
Bottled, tank, or LP gas	2,436	7.1%	230	
Electricity	5,925	17.3%	468	
Fuel oil, kerosene, etc.	199	0.6%	64	
Coal or coke	0	0.0%	0	
Wood	508	1.5%	136	
Solar energy	6	0.0%	10	
Other fuel	259	0.8%	85	
No fuel used	175	0.5%	69	
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	34,290	100.0%	686	
Owner occupied				
No vehicle available	324	0.9%	93	
1 vehicle available	4,902	14.3%	378	
2 vehicles available	13,006	37.9%	565	
3 vehicles available	4,434	12.9%	353	
4 vehicles available	1,803	5.3%	249	
5 or more vehicles available	411	1.2%	109	
Renter occupied				
No vehicle available	1,142	3.3%	251	
1 vehicle available	4,588	13.4%	416	
2 vehicles available	3,154	9.2%	347	
3 vehicles available	438	1.3%	121	
4 vehicles available	65	0.2%	32	
5 or more vehicles available	25	0.1%	15	
Average Number of Vehicles Available	N/A		N/A	

Data Note: N/A means not available.

2014-2018 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2014-2018 ACS estimates, five-year period data collected monthly from January 1, 2014 through December 31, 2018. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.

Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.

Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

Source: U.S. Census Bureau, 2014-2018 American Community Survey

Reliability: high medium low

May 11, 2020



Age 50+ Profile

McFarland, WI (5-2020)
Area: 221.3 square miles

Prepared by Esri

				2019-2024	2019-2024		
Demographic Summary		Census 2010	2019	2024	Change	Annual Rate	
Total Population		79,688	89,196	95,048	5,852	1.28%	
Population 50+		26,999	33,877	36,861	2,984	1.70%	
Median Age		39.6	41.0	41.5	0.5	0.24%	
Households		32,676	36,687	39,143	2,456	1.30%	
% Householders 55+		39.3%	46.0%	47.7%	1.7	0.73%	
Total Owner-Occupied Housing Units		23,590	25,952	28,022	2,070	1.55%	
Total Renter-Occupied Housing Units		9,086	10,735	11,121	386	0.71%	
Owner/Renter Ratio (per 100 renters)		260	242	252	10.0	0.81%	
Median Home Value		-	\$247,836	\$270,700	\$22,864	1.78%	
Average Home Value		-	\$292,421	\$316,306	\$23,885	1.58%	
Median Household Income		-	\$79,357	\$88,427	\$9,070	2.19%	
Median Household Income for Householder 55+		-	\$70,965	\$79,481	\$8,516	2.29%	
Population by Age and Sex							
Male Population	Census 2010		2019		2024		
	Number	% of 50+	Number	% of 50+	Number	% of 50+	
Total (50+)		12,595	100.0%	15,821	100.0%	17,172	100.0%
50-54		3,178	25.2%	3,046	19.3%	2,993	17.4%
55-59		2,937	23.3%	3,290	20.8%	3,018	17.6%
60-64		2,270	18.0%	2,980	18.8%	3,096	18.0%
65-69		1,473	11.7%	2,433	15.4%	2,795	16.3%
70-74		985	7.8%	1,783	11.3%	2,204	12.8%
75-79		738	5.9%	1,027	6.5%	1,536	8.9%
80-84		555	4.4%	658	4.2%	853	5.0%
85+		459	3.6%	604	3.8%	677	3.9%
Female	Census 2010		2019		2024		
	Number	% of 50+	Number	% of 50+	Number	% of 50+	
Total (50+)		14,404	100.0%	18,057	100.0%	19,688	100.0%
50-54		3,344	23.2%	3,291	18.2%	3,122	15.9%
55-59		3,106	21.6%	3,498	19.4%	3,291	16.7%
60-64		2,321	16.1%	3,213	17.8%	3,318	16.9%
65-69		1,707	11.9%	2,730	15.1%	3,127	15.9%
70-74		1,108	7.7%	1,981	11.0%	2,569	13.0%
75-79		955	6.6%	1,312	7.3%	1,851	9.4%
80-84		859	6.0%	883	4.9%	1,188	6.0%
85+		1,004	7.0%	1,149	6.4%	1,222	6.2%
Total Population	Census 2010		2019		2024		
	Number	% of Total	Number	% of Total	Number	% of Total	
Total(50+)		26,999	33.9%	33,877	38.0%	36,861	38.8%
50-54		6,522	8.2%	6,337	7.1%	6,115	6.4%
55-59		6,043	7.6%	6,788	7.6%	6,309	6.6%
60-64		4,591	5.8%	6,193	6.9%	6,414	6.7%
65-69		3,180	4.0%	5,163	5.8%	5,922	6.2%
70-74		2,093	2.6%	3,763	4.2%	4,773	5.0%
75-79		1,693	2.1%	2,339	2.6%	3,388	3.6%
80-84		1,414	1.8%	1,541	1.7%	2,041	2.1%
85+		1,463	1.8%	1,753	2.0%	1,899	2.0%
65+		9,843	12.4%	14,559	16.3%	18,023	19.0%
75+		4,570	5.7%	5,633	6.3%	7,328	7.7%

Data Note - A "-" indicates that the variable was not collected in the 2010 Census.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

May 11, 2020



Age 50+ Profile

McFarland, WI (5-2020)
Area: 221.3 square miles

Prepared by Esri

2019 Households by Income and Age of Householder 55+								
	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	7,619	100%	5,427	100%	3,834	100%	16,880	100%
<\$15,000	349	4.6%	268	4.9%	401	10.5%	1,018	6.0%
\$15,000-\$24,999	374	4.9%	384	7.1%	631	16.5%	1,389	8.2%
\$25,000-\$34,999	315	4.1%	334	6.2%	492	12.8%	1,141	6.8%
\$35,000-\$49,999	559	7.3%	629	11.6%	671	17.5%	1,859	11.0%
\$50,000-\$74,999	1,472	19.3%	1,253	23.1%	708	18.5%	3,433	20.3%
\$75,000-\$99,999	1,622	21.3%	1,131	20.8%	313	8.2%	3,066	18.2%
\$100,000-\$149,999	1,788	23.5%	754	13.9%	349	9.1%	2,891	17.1%
\$150,000-\$199,999	658	8.6%	378	7.0%	174	4.5%	1,210	7.2%
\$200,000+	482	6.3%	297	5.5%	95	2.5%	874	5.2%
Median HH Income	\$84,218		\$70,671		\$42,486		\$70,965	
Average HH Income	\$100,326		\$88,423		\$61,380		\$87,648	
2024 Households by Income and Age of Householder 55+								
	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	7,366	100%	6,391	100%	4,918	100%	18,675	100%
<\$15,000	223	3.0%	225	3.5%	386	7.8%	834	4.5%
\$15,000-\$24,999	272	3.7%	343	5.4%	639	13.0%	1,254	6.7%
\$25,000-\$34,999	233	3.2%	311	4.9%	570	11.6%	1,114	6.0%
\$35,000-\$49,999	440	6.0%	608	9.5%	809	16.4%	1,857	9.9%
\$50,000-\$74,999	1,238	16.8%	1,323	20.7%	918	18.7%	3,479	18.6%
\$75,000-\$99,999	1,540	20.9%	1,390	21.7%	461	9.4%	3,391	18.2%
\$100,000-\$149,999	1,967	26.7%	1,083	16.9%	625	12.7%	3,675	19.7%
\$150,000-\$199,999	890	12.1%	643	10.1%	342	7.0%	1,875	10.0%
\$200,000+	565	7.7%	463	7.2%	168	3.4%	1,196	6.4%
Median HH Income	\$94,448		\$80,157		\$50,997		\$79,481	
Average HH Income	\$115,357		\$104,611		\$75,022		\$101,057	

Data Note: Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

May 11, 2020



Age 50+ Profile

McFarland, WI (5-2020)
Area: 221.3 square miles

Prepared by Esri

Census 2010 Households and Age of Householder	Number	Percent	% Total HHs
Total	12,832	100.0%	39.3%
Family Households	7,539	58.8%	23.1%
Householder Age 55-64	4,182	32.6%	12.8%
Householder Age 65-74	2,056	16.0%	6.3%
Householder Age 75-84	1,029	8.0%	3.1%
Householder Age 85+	272	2.1%	0.8%
Nonfamily Households	5,293	41.2%	16.2%
Householder Age 55-64	2,225	17.3%	6.8%
Householder Age 65-74	1,239	9.7%	3.8%
Householder Age 75-84	1,099	8.6%	3.4%
Householder Age 85+	730	5.7%	2.2%

Census 2010 Occupied Housing Units by Age of Householder	Number	Percent	% Total HHs
Total	12,832	100.0%	39.3%
Owner Occupied Housing Units	10,069	78.5%	30.8%
Householder Age 55-64	5,333	41.6%	16.3%
Householder Age 65-74	2,716	21.2%	8.3%
Householder Age 75-84	1,543	12.0%	4.7%
Householder Age 85+	477	3.7%	1.5%
Renter Occupied Housing Units	2,763	21.5%	8.5%
Householder Age 55-64	1,074	8.4%	3.3%
Householder Age 65-74	579	4.5%	1.8%
Householder Age 75-84	585	4.6%	1.8%
Householder Age 85+	525	4.1%	1.6%

Data Note: A family is defined as a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Nonfamily households consist of people living alone and households that do not contain any members who are related to the householder. The base for "% Pop" is specific to the row. A Nonrelative is not related to the householder by birth, marriage, or adoption.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

May 11, 2020



Demographic and Income Profile

McFarland, WI (5-2020)
Area: 221.3 square miles

Prepared by Esri

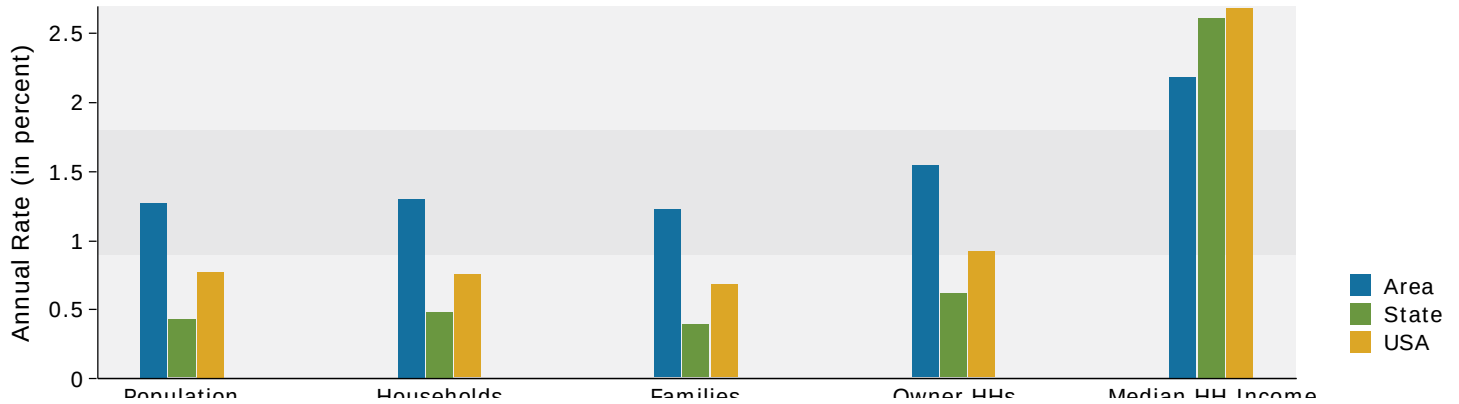
Summary		Census 2010		2019		2024	
Population		79,688		89,196		95,048	
Households		32,676		36,687		39,143	
Families		21,343		23,694		25,186	
Average Household Size		2.42		2.41		2.41	
Owner Occupied Housing Units		23,590		25,952		28,022	
Renter Occupied Housing Units		9,086		10,735		11,121	
Median Age		39.6		41.0		41.5	
Trends: 2019 - 2024 Annual Rate		Area		State		National	
Population		1.28%		0.43%		0.77%	
Households		1.30%		0.48%		0.75%	
Families		1.23%		0.39%		0.68%	
Owner HHs		1.55%		0.61%		0.92%	
Median Household Income		2.19%		2.62%		2.70%	
Households by Income				2019		2024	
				Number	Percent	Number	Percent
<\$15,000				1,842	5.0%	1,425	3.6%
\$15,000 - \$24,999				2,144	5.8%	1,819	4.6%
\$25,000 - \$34,999				2,300	6.3%	2,041	5.2%
\$35,000 - \$49,999				3,861	10.5%	3,588	9.2%
\$50,000 - \$74,999				6,665	18.2%	6,396	16.3%
\$75,000 - \$99,999				6,667	18.2%	7,001	17.9%
\$100,000 - \$149,999				7,875	21.5%	9,397	24.0%
\$150,000 - \$199,999				3,231	8.8%	4,748	12.1%
\$200,000+				2,103	5.7%	2,727	7.0%
Median Household Income				\$79,357		\$88,427	
Average Household Income				\$94,887		\$108,858	
Per Capita Income				\$39,100		\$44,911	
Population by Age		Census 2010		2019		2024	
		Number	Percent	Number	Percent	Number	Percent
0 - 4		5,054	6.3%	5,149	5.8%	5,489	5.8%
5 - 9		5,187	6.5%	5,409	6.1%	5,583	5.9%
10 - 14		5,238	6.6%	5,782	6.5%	5,895	6.2%
15 - 19		4,789	6.0%	5,081	5.7%	5,447	5.7%
20 - 24		3,757	4.7%	4,700	5.3%	4,818	5.1%
25 - 34		10,781	13.5%	11,026	12.4%	12,521	13.2%
35 - 44		11,339	14.2%	12,185	13.7%	12,314	13.0%
45 - 54		13,066	16.4%	12,322	13.8%	12,235	12.9%
55 - 64		10,634	13.3%	12,981	14.6%	12,723	13.4%
65 - 74		5,273	6.6%	8,926	10.0%	10,695	11.3%
75 - 84		3,107	3.9%	3,880	4.4%	5,429	5.7%
85+		1,463	1.8%	1,753	2.0%	1,899	2.0%
Race and Ethnicity		Census 2010		2019		2024	
		Number	Percent	Number	Percent	Number	Percent
White Alone		71,118	89.2%	77,536	86.9%	81,116	85.3%
Black Alone		3,099	3.9%	3,790	4.2%	4,273	4.5%
American Indian Alone		299	0.4%	341	0.4%	367	0.4%
Asian Alone		1,747	2.2%	2,855	3.2%	3,664	3.9%
Pacific Islander Alone		21	0.0%	21	0.0%	23	0.0%
Some Other Race Alone		1,660	2.1%	2,160	2.4%	2,574	2.7%
Two or More Races		1,743	2.2%	2,493	2.8%	3,031	3.2%
Hispanic Origin (Any Race)		4,073	5.1%	5,338	6.0%	6,393	6.7%

Data Note: Income is expressed in current dollars.

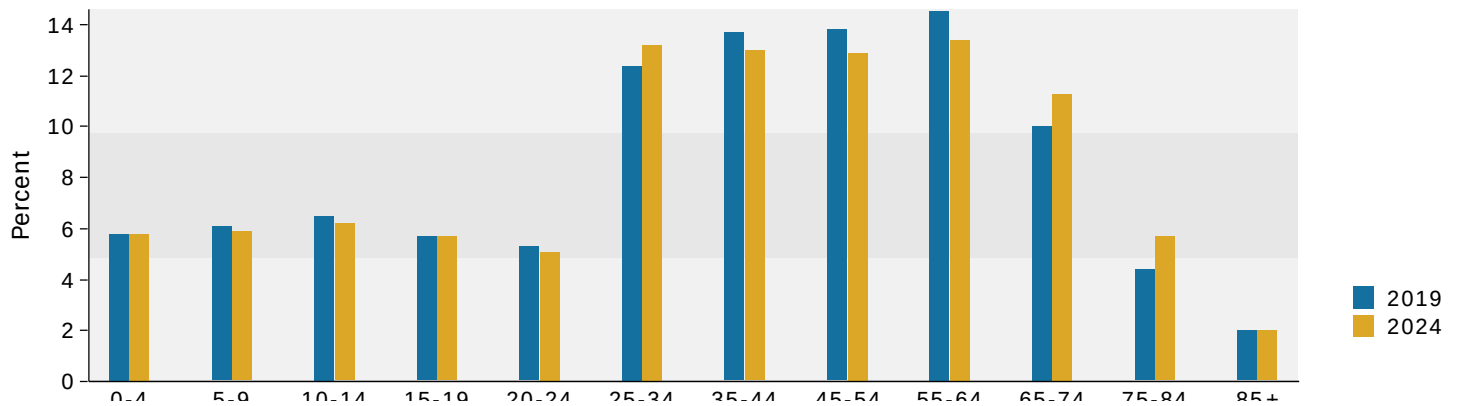
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

May 11, 2020

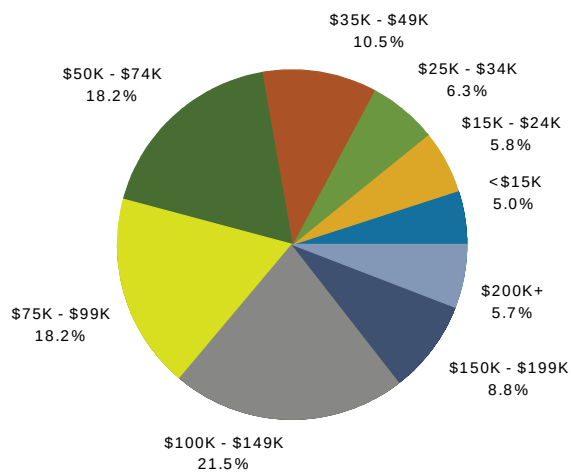
Trends 2019-2024



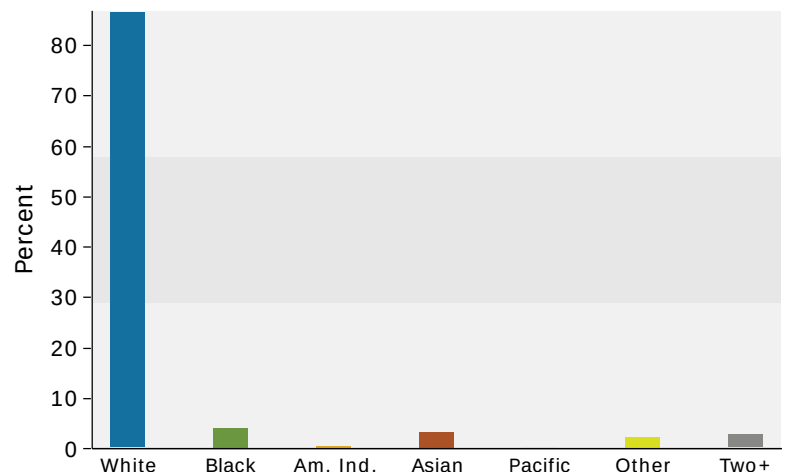
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 6.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

May 11, 2020



Household Income Profile

McFarland, WI (5-2020)
Area: 221.3 square miles

Prepared by Esri

Summary	2019	2024	2019-2024 Change	2019-2024 Annual Rate
Population	89,196	95,048	5,852	1.28%
Households	36,687	39,143	2,456	1.30%
Median Age	41.0	41.5	0.5	0.24%
Average Household Size	2.41	2.41	0.00	0.00%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
Household	36,687	100%	39,143	100%
<\$15,000	1,842	5.0%	1,425	3.6%
\$15,000-\$24,999	2,144	5.8%	1,819	4.6%
\$25,000-\$34,999	2,300	6.3%	2,041	5.2%
\$35,000-\$49,999	3,861	10.5%	3,588	9.2%
\$50,000-\$74,999	6,665	18.2%	6,396	16.3%
\$75,000-\$99,999	6,667	18.2%	7,001	17.9%
\$100,000-\$149,999	7,875	21.5%	9,397	24.0%
\$150,000-\$199,999	3,231	8.8%	4,748	12.1%
\$200,000+	2,103	5.7%	2,727	7.0%
Median Household Income	\$79,357		\$88,427	
Average Household Income	\$94,887		\$108,858	
Per Capita Income	\$39,100		\$44,911	

Data Note: Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2019 and 2024.

May 11, 2020



Household Income Profile

McFarland, WI (5-2020)
Area: 221.3 square miles

Prepared by Esri

2019 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	1,117	5,208	6,583	6,898	7,619	5,427	3,834
<\$15,000	130	239	222	233	349	268	401
\$15,000-\$24,999	104	243	227	181	374	384	631
\$25,000-\$34,999	158	374	323	303	315	334	492
\$35,000-\$49,999	189	663	605	546	559	629	671
\$50,000-\$74,999	251	1,011	915	1,056	1,472	1,253	708
\$75,000-\$99,999	130	916	1,132	1,422	1,622	1,131	313
\$100,000-	95	1,068	2,122	1,699	1,788	754	349
\$150,000-	44	462	575	939	658	378	174
\$200,000+	15	231	463	520	482	297	95
Median HH Income	\$47,579	\$76,448	\$96,228	\$93,396	\$84,218	\$70,671	\$42,486
Average HH	\$60,236	\$90,535	\$106,267	\$110,641	\$100,326	\$88,423	\$61,380
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	11.6%	4.6%	3.4%	3.4%	4.6%	4.9%	10.5%
\$15,000-\$24,999	9.3%	4.7%	3.4%	2.6%	4.9%	7.1%	16.5%
\$25,000-\$34,999	14.1%	7.2%	4.9%	4.4%	4.1%	6.2%	12.8%
\$35,000-\$49,999	16.9%	12.7%	9.2%	7.9%	7.3%	11.6%	17.5%
\$50,000-\$74,999	22.5%	19.4%	13.9%	15.3%	19.3%	23.1%	18.5%
\$75,000-\$99,999	11.6%	17.6%	17.2%	20.6%	21.3%	20.8%	8.2%
\$100,000-	8.5%	20.5%	32.2%	24.6%	23.5%	13.9%	9.1%
\$150,000-	3.9%	8.9%	8.7%	13.6%	8.6%	7.0%	4.5%
\$200,000+	1.3%	4.4%	7.0%	7.5%	6.3%	5.5%	2.5%

Data Note: Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2019 and 2024.

May 11, 2020



Household Income Profile

McFarland, WI (5-2020)
Area: 221.3 square miles

Prepared by Esri

2024 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	1,216	5,910	6,533	6,809	7,366	6,391	4,918
<\$15,000	120	171	147	152	223	225	386
\$15,000-\$24,999	90	199	156	120	272	343	639
\$25,000-\$34,999	148	331	233	215	233	311	570
\$35,000-\$49,999	194	630	479	428	440	608	809
\$50,000-\$74,999	279	1,008	765	865	1,238	1,323	918
\$75,000-\$99,999	164	1,036	1,066	1,344	1,540	1,390	461
\$100,000-	128	1,441	2,321	1,832	1,967	1,083	625
\$150,000-	70	759	807	1,236	890	643	342
\$200,000+	21	333	558	618	565	463	168
Median HH Income	\$53,319	\$87,897	\$105,062	\$104,790	\$94,448	\$80,157	\$50,997
Average HH	\$69,804	\$106,263	\$122,013	\$126,856	\$115,357	\$104,611	\$75,022
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	9.9%	2.9%	2.3%	2.2%	3.0%	3.5%	7.8%
\$15,000-\$24,999	7.4%	3.4%	2.4%	1.8%	3.7%	5.4%	13.0%
\$25,000-\$34,999	12.2%	5.6%	3.6%	3.2%	3.2%	4.9%	11.6%
\$35,000-\$49,999	16.0%	10.7%	7.3%	6.3%	6.0%	9.5%	16.4%
\$50,000-\$74,999	22.9%	17.1%	11.7%	12.7%	16.8%	20.7%	18.7%
\$75,000-\$99,999	13.5%	17.5%	16.3%	19.7%	20.9%	21.7%	9.4%
\$100,000-	10.5%	24.4%	35.5%	26.9%	26.7%	16.9%	12.7%
\$150,000-	5.8%	12.8%	12.4%	18.2%	12.1%	10.1%	7.0%
\$200,000+	1.7%	5.6%	8.5%	9.1%	7.7%	7.2%	3.4%

Data Note: Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2019 and 2024.

May 11, 2020



Housing Profile

McFarland, WI (5-2020)
Area: 221.3 square miles

Prepared by Esri

Population		Households	
2010 Total Population	79,688	2019 Median Household Income	\$79,357
2019 Total Population	89,196	2024 Median Household Income	\$88,427
2024 Total Population	95,048	2019-2024 Annual Rate	2.19%
2019-2024 Annual Rate	1.28%		

Housing Units by Occupancy Status and Tenure	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	34,669	100.0%	38,751	100.0%	41,209	100.0%
Occupied	32,676	94.3%	36,687	94.7%	39,143	95.0%
Owner	23,590	68.0%	25,952	67.0%	28,022	68.0%
Renter	9,086	26.2%	10,735	27.7%	11,121	27.0%
Vacant	1,993	5.7%	2,064	5.3%	2,066	5.0%

Owner Occupied Housing Units by Value	2019		2024	
	Number	Percent	Number	Percent
Total	25,952	100.0%	28,021	100.0%
<\$50,000	401	1.5%	269	1.0%
\$50,000-\$99,999	297	1.1%	201	0.7%
\$100,000-\$149,999	1,411	5.4%	1,023	3.7%
\$150,000-\$199,999	4,943	19.0%	4,228	15.1%
\$200,000-\$249,999	6,192	23.9%	6,135	21.9%
\$250,000-\$299,999	4,582	17.7%	5,204	18.6%
\$300,000-\$399,999	4,449	17.1%	5,817	20.8%
\$400,000-\$499,999	1,704	6.6%	2,486	8.9%
\$500,000-\$749,999	1,474	5.7%	2,077	7.4%
\$750,000-\$999,999	280	1.1%	341	1.2%
\$1,000,000-\$1,499,999	109	0.4%	114	0.4%
\$1,500,000-\$1,999,999	24	0.1%	30	0.1%
\$2,000,000+	86	0.3%	96	0.3%
Median Value	\$247,836		\$270,700	
Average Value	\$292,421		\$316,306	

Census 2010 Housing Units	Number	Percent
Total	34,669	100.0%
In Urbanized Areas	29,359	84.7%
In Urban Clusters	767	2.2%
Rural Housing Units	4,543	13.1%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Housing Profile

McFarland, WI (5-2020)
Area: 221.3 square miles

Prepared by Esri

Census 2010 Owner Occupied Housing Units by Mortgage Status			Number	Percent
Total			23,590	100.0%
Owned with a Mortgage/Loan			18,399	78.0%
Owned Free and Clear			5,191	22.0%
Census 2010 Vacant Housing Units by Status			Number	Percent
Total			1,992	100.0%
For Rent			826	41.5%
Rented- Not Occupied			37	1.9%
For Sale Only			421	21.1%
Sold - Not Occupied			58	2.9%
Seasonal/Recreational/Occasional Use			417	20.9%
For Migrant Workers			0	0.0%
Other Vacant			233	11.7%
Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			Owner Occupied Units	
	Occupied		Number	% of Occupied
Total	32,675		23,590	72.2%
15-24	1,028		163	15.9%
25-34	5,197		2,886	55.5%
35-44	6,209		4,553	73.3%
45-54	7,409		5,919	79.9%
55-64	6,407		5,333	83.2%
65-74	3,295		2,716	82.4%
75-84	2,128		1,543	72.5%
85+	1,002		477	47.6%
Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			Owner Occupied Units	
	Occupied		Number	% of Occupied
Total	32,675		23,590	72.2%
White Alone	30,375		22,669	74.6%
Black/African American	1,016		300	29.5%
American Indian/Alaska	107		50	46.7%
Asian Alone	432		261	60.4%
Pacific Islander Alone	6		5	83.3%
Other Race Alone	430		166	38.6%
Two or More Races	309		139	45.0%
Hispanic Origin	1,048		471	44.9%
Census 2010 Occupied Housing Units by Size and Home Ownership			Owner Occupied Units	
	Occupied		Number	% of Occupied
Total	32,675		23,590	72.2%
1-Person	8,642		4,701	54.4%
2-Person	12,133		9,577	78.9%
3-Person	5,136		3,950	76.9%
4-Person	4,384		3,588	81.8%
5-Person	1,613		1,221	75.7%
6-Person	485		359	74.0%
7+ Person	282		194	68.8%
2019 Housing Affordability				
Housing Affordability Index			130	
Percent of Income for			15.3%	

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

May 11, 2020

APPENDIX B: Market Rent Calculations

Rent Comparability Grid

Unit Type
1 BR/1 BA

Subject		Comp #13		Comp #14		Comp #17		Comp #18		Comp #21		Comp #27		
	The Waterford	Data	Waubesa Village	Farwell Place		Jefferson Crossing		The Commons of Foxboro		Nordic Ridge		Humble Oaks		
	N/A	on	4604 Siggelkow Road	5020 Farwell Street		134 Jefferson Street		218 Wolfe Street		1601 Hoel Avenue		4703 Terminal Drive		
	McFarland, WI	Subject	McFarland, WI	McFarland, WI		Oregon, WI		Oregon, WI		Stoughton, WI		McFarland, WI		
A. Rents Charged			Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1	\$ Last Rent / Restricted?		\$1,095		\$1,080		\$1,080		\$1,025		\$1,075		\$1,100	
2	Date Last Leased (mo/yr)		May-20		May-20		May-20		May-20		May-20		May-20	
3	Rent Concessions		None		None		None		None		None		None	
4	Development Occupancy		100%		100%		80%		100%		100%		N/A	
5	Effective Rent & Rent/SF		\$1,095	\$1.40	\$1,080	\$1.23	\$1,080	\$1.37	\$1,025	\$1.42	\$1,075	\$1.41	\$1,100	\$1.41
B. Design, Location, Condition			Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6	Structure/Stories	3-EL	3-EL		3-EL		3-EL		3-EL		3-EL		4-EL	
7	Yr. Built/Yr. Renovated	2022	2016	\$20	2016	\$20	2018		2006	\$50	2019		2020	
8	Condition/Street Appeal	Good	Good		Good		Good		Good		Good		Good	
9	Neighborhood	Good	Good		Good		Good		Good		Good		Good	
10	Same Market? Miles to Subj		Yes		Yes		Yes		Yes		Yes		Yes	
C. Unit Equipment/Amenities			Data	Adj	Data	Adj	Data	Adj	Data	Adj	Data	Adj	Data	Adj
11	# Bedrooms	1	1		1		1		1		1		1	
12	# Baths	1	1		1		1		1		1		1	
13	Unit Interior Sq. Ft.	720	780	(\$15)	880	(\$40)	788	(\$17)	720		763	(\$11)	778	(\$15)
14	Balcony/Patio	Y	Y		Y		Y		Y		Y		Y	
15	AC: Central/Wall	Central	Central		Central		Central		Central		Central		Central	
16	Range/Refrigerator	Y	Y		Y		Y		Y		Y		Y	
17	Dishwasher	Y	Y		Y		Y		Y		Y		Y	
18	Washer/Dryer	Y	Y		Y		Y		Y		Y		Y	
19	Floor Coverings	Y	Y		Y		Y		Y		Y		Y	
20	Window Coverings	Y	Y		Y		Y		Y		Y		Y	
21	Cable/Satellite/Internet	Y	Y		Y		Y		Y		Y		Y	
22	Special Features	N	N		N		N		N		N		N	
23	In-Unit Internet Included	Y	N	\$40	N	\$40	N	\$40	N	\$40	N	\$40	N	\$40
D Site Equipment/Amenities			Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24	Parking (\$ Fee)	G-\$55	G-Incl.	(\$55)	G-Incl.	(\$55)	G-Incl.	(\$55)	G-Incl.	(\$55)	G-Incl.	(\$55)	G-Incl.	(\$55)
25	Extra Storage	Y-Incl.	Y-Incl.		Y-Incl.		Y-Incl.		Y-Incl.		Y-Incl.		Y-Incl.	
26	Controlled Entry	Y	Y		Y		Y		Y		Y		Y	
27	Community Room	Y	N	\$10	N	\$10	Y		N	\$10	Y		N	\$10
28	Business Center	N	N		N		N		N		N		N	
29	Swimming Pool	N	N		N		N		N		N		N	
30	CommunityPatio	Y	N		N		N		N		N		N	
31	Fitness Center	Y	N	\$50	N	\$50	Y		N	\$50	Y		N	\$50
32	Neighborhood Networks	N	N		N		N		N		N		N	
E. Utilities			Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/type)	Y	N	\$15	N	\$15	N	\$15	N	\$15	N	\$15	N	\$15
34	Cooling (in rent?/type)	N	N		N		N		N		N		N	
35	Cooking (in rent?/type)	N	N		N		N		N		N		N	
36	Hot Water (in rent?/type)	Y	N	\$4	N	\$4	N	\$4	N	\$4	N	\$4	N	\$4
37	Other Electric	N	N		N		N		N		N		N	
38	Cold Water/Sewer	Y	N	\$54	N	\$54	N	\$54	Y		N	\$54	N	\$54
39	Trash/Recycling	Y	Y		Y		Y		Y		Y		Y	
F. Adjustments Recap			Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D		4	2	4	2	1	2	4	1	1	2	3	2
41	Sum Adjustments B to D		\$120	(\$70)	\$120	(\$95)	\$40	(\$72)	\$150	(\$55)	\$40	(\$66)	\$100	(\$70)
42	Sum Utility Adjustments		\$73		\$73		\$73		\$19		\$73		\$73	
			Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	Net/Gross Adjmts B to E		\$123	\$263	\$98	\$288	\$41	\$185	\$114	\$224	\$47	\$179	\$104	\$243
G. Adjusted & Market Rents			Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+43)		\$1,218		\$1,178		\$1,121		\$1,139		\$1,122		\$1,204	
45	Adj Rent/Last rent			111.2%		109.1%		103.8%		111.1%		104.4%		109.4%
46	Estimated Market Rent		\$1,164	\$1.62	PSF									

Rent Comparability Grid

Unit Type
2 BR/2 BA

Subject		Comp #13		Comp #14		Comp #17		Comp #18		Comp #21		Comp #27	
The Waterford		Waubesa Village		Farwell Place		Jefferson Crossing		The Commons of Foxboro		Nordic Ridge		Humble Oaks	
N/A		4604 Siggelkow Road		5020 Farwell Street		134 Jefferson Street		218 Wolfe Street		1601 Hoel Avenue		4703 Terminal Drive	
McFarland, WI		McFarland, WI		McFarland, WI		Oregon, WI		Oregon, WI		Stoughton, WI		McFarland, WI	
Data		Data		Data		Data		Data		Data		Data	
\$ Adj		\$ Adj		\$ Adj		\$ Adj		\$ Adj		\$ Adj		\$ Adj	
A. Rents Charged		Data		Data		Data		Data		Data		Data	
1 \$ Last Rent / Restricted?		\$1,395		\$1,330		\$1,350		\$1,250		\$1,335		\$1,395	
2 Date Last Leased (mo/yr)		May-20		May-20		May-20		May-20		May-20		May-20	
3 Rent Concessions		None		None		None		None		None		None	
4 Development Occupancy		100%		100%		100%		100%		100%		N/A	
5 Effective Rent & Rent/SF		\$1,395		\$1.23		\$1,330		\$1.22		\$1,350		\$1.17	
B. Design, Location, Condition		Data		Data		Data		Data		Data		Data	
6 Structure/Stories		3-EL		3-EL		3-EL		3-EL		3-EL		4-EL	
7 Yr. Built/Yr. Renovated		2021		2016		2018		2006		2019		2020	
8 Condition/Street Appeal		Good		Good		Good		Good		Good		Good	
9 Neighborhood		Good		Good		Good		Good		Good		Good	
10 Same Market? Miles to Subj		Yes		Yes		Yes		Yes		Yes		Yes	
C. Unit Equipment/Amenities		Data		Data		Data		Data		Data		Data	
Adj		Adj		Adj		Adj		Adj		Adj		Adj	
11 # Bedrooms		2		2		2		2		2		2	
12 # Baths		2		2		1		\$40		2		2	
13 Unit Interior Sq. Ft.		1,070		1,130		(\$15)		1,090		(\$5)		1,154	
14 Balcony/Patio		Y		Y		Y		Y		Y		Y	
15 AC: Central/Wall		Central		Central		Central		Central		Central		Central	
16 Range/Refrigerator		Y		Y		Y		Y		Y		Y	
17 Dishwasher		Y		Y		Y		Y		Y		Y	
18 Washer/Dryer		Y		Y		Y		Y		Y		Y	
19 Floor Coverings		Y		Y		Y		Y		Y		Y	
20 Window Coverings		Y		Y		Y		Y		Y		Y	
21 Cable/Satellite/Internet		Y		Y		Y		Y		Y		Y	
22 Special Features		N		N		N		N		N		N	
23 In-Unit Internet Included		Y		N		\$40		N		\$40		N	
D. Site Equipment/Amenities		Data		Data		Data		Data		Data		Data	
Adj		Adj		Adj		Adj		Adj		Adj		Adj	
24 Parking (\$ Fee)		G-Incl		G-Incl.		(\$55)		G-Incl.		(\$55)		G-Incl.	
25 Extra Storage		Y		Y-Incl.		Y-Incl.		Y-Incl.		Y-Incl.		Y-Incl.	
26 Controlled Entry		Y		Y		Y		Y		Y		Y	
27 Community Room		Y		N		\$10		Y		N		\$10	
28 Business Center		N		N		N		N		N		N	
29 Swimming Pool		N		N		N		N		N		N	
30 Rooftop Patio		N		N		N		N		N		N	
31 Fitness Center		Y		N		\$50		Y		N		\$50	
32 Neighborhood Networks		N		N		N		N		N		N	
E. Utilities		Data		Data		Data		Data		Data		Data	
Adj		Adj		Adj		Adj		Adj		Adj		Adj	
33 Heat (in rent?/type)		Y		N		\$17		N		\$17		N	
34 Cooling (in rent?/type)		N		N		N		N		N		N	
35 Cooking (in rent?/type)		N		N		N		N		N		N	
36 Hot Water (in rent?/type)		Y		N		\$5		N		\$5		N	
37 Other Electric		N		N		N		N		N		N	
38 Cold Water/Sewer		Y		N		\$64		Y		N		\$64	
39 Trash/Recycling		Y		Y		Y		Y		Y		Y	
F. Adjustments Recap		Pos		Neg		Pos		Neg		Pos		Neg	
Adj		Adj		Adj		Adj		Adj		Adj		Adj	
40 # Adjustments B to D		4		2		4		2		4		2	
41 Sum Adjustments B to D		\$120		(\$70)		\$120		(\$60)		\$80		(\$76)	
42 Sum Utility Adjustments		\$86		\$86		\$86		\$86		\$86		\$86	
43 Net/Gross Adjmts B to E		Net		Gross		Net		Gross		Net		Gross	
44 Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
45 Adjusted Rent (5+43)		\$1,531		\$1,476		\$1,440		\$1,348		\$1,394		\$1,514	
46 Adj Rent/Last rent		109.7%		111.0%		106.7%		107.8%		104.4%		108.5%	
47 Estimated Market Rent		\$1,451		\$1.36		PSF							

Rent Comparability Grid

Unit Type

3 BR/2 BA

Subject		Comp #18		Comp #19	
The Waterford		Data	The Commons of Foxboro	Bergamont Townhomes	
N/A		on	218 Wolfe Street	225 Bergamont Road	
McFarland, WI		Subject	Oregon, WI	Oregon, WI	
A. Rents Charged		Data	\$ Adj	Data	\$ Adj
1	\$ Last Rent / Restricted?		\$1,500	\$1,775	
2	Date Last Leased (mo/yr)		Apr-20	Apr-20	
3	Rent Concessions		None	None	
4	Development Occupancy		100%	97%	
5	Effective Rent & Rent/SF		\$1,500	\$1,775	\$1.16
B. Design, Location, Condition		Data	\$ Adj	Data	\$ Adj
6	Structure/Stories	2-TH	3-EL	2 TH	
7	Yr. Built/Yr. Renovated	2022	2006	2016	\$20
8	Condition/Street Appeal	Good	Good	Good	
9	Neighborhood	Good	Good	Good	
10	Same Market? Miles to Subj		Yes	Yes	
C. Unit Equipment/Amenities		Data	Adj	Data	Adj
11	# Bedrooms	3	3	3	
12	# Baths	2	2	2	
13	Unit Interior Sq. Ft.	1,520	1,350	1,525	(\$1)
14	Balcony/Patio	Y	Y	Y	
15	AC: Central/Wall	Central	Central	Central	
16	Range/Refrigerator	Y	Y	Y	
17	Dishwasher	Y	Y	Y	
18	Washer/Dryer	Y	Y	Y	
19	Floor Coverings	Y	Y	Y	
20	Window Coverings	Y	Y	Y	
21	Cable/Satellite/Internet	Y	Y	Y	
22	Special Features	N	N	N	
23	In-Unit Internet Included	Y	N	N	\$40
D Site Equipment/Amenities		Data	\$ Adj	Data	\$ Adj
24	Parking (\$ Fee)	G-Incl	G-Incl.	G-Incl.	
25	Extra Storage	Y	Y	Y	
26	Controlled Entry	Y	Y	Y	
27	Community Room	Y	N	N	\$10
28	Business Center	N	N	N	
29	Swimming Pool	N	N	N	
30	Rooftop Patio	N	N	N	
31	Fitness Center	Y	N	N	\$50
32	Neighborhood Networks	N	N	N	
E. Utilities		Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/type)	N	N	N	
34	Cooling (in rent?/type)	N	N	N	
35	Cooking (in rent?/type)	N	N	N	
36	Hot Water (in rent?/type)	N	N	N	
37	Other Electric	N	N	N	
38	Cold Water/Sewer	Y	Y	N	\$74
39	Trash/Recycling	Y	Y	Y	
F. Adjustments Recap		Pos	Neg	Pos	Neg
40	# Adjustments B to D	5		4	1
41	Sum Adjustments B to D	\$193		\$120	(\$1)
42	Sum Utility Adjustments			\$74	
		Net	Gross	Net	Gross
43	Net/Gross Adjmts B to E	\$193	\$193	\$193	\$195
G. Adjusted & Market Rents		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+43)	\$1,693		\$1,968	
45	Adj Rent/Last rent		112.8%		110.9%
46	Estimated Market Rent	\$1,830	\$1.20	PSF	

APPENDIX C: Statement of Limiting Conditions

1. In the event that the client provided a legal description, building plans, title policy and/or survey, etc., the consultant has relied extensively upon such data in the formulation of all analyses.
2. The legal description as supplied by the client is assumed to be correct and the author assumes no responsibility for legal matters, and renders no opinion of property title, which is assumed to be good and merchantable.
3. All information contained in the report which others furnished was assumed to be true, correct, and reliable. A reasonable effort was made to verify such information, but the author assumes no responsibility for its accuracy.
4. The report was made assuming responsible ownership and capable management of the property.
5. The sketches, photographs, and other exhibits in this report are solely for the purpose of assisting the reader in visualizing the property. The author made no property survey, and assumes no liability in connection with such matters. It was also assumed there is no property encroachment or trespass unless noted in the report.
6. The author of this report assumes no responsibility for hidden or unapparent conditions of the property, subsoil or structures, or the correction of any defects now existing or that may develop in the future. Equipment components were assumed in good working condition unless otherwise stated in this report.
7. It is assumed that there are no hidden or unapparent conditions for the property, subsoil, or structures, which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering, which may be required to discover such factors.
8. The investigation made it reasonable to assume, for report purposes, that no insulation or other product banned by the Consumer Product Safety Commission has been introduced into the Subject premises. Visual inspection by the consultant did not indicate the presence of any hazardous waste. It is suggested the client obtain a professional environmental hazard survey to further define the condition of the Subject soil if they deem necessary.
9. An evaluation of the market for a property is made as of a certain day. Due to the principles of change and anticipation the market estimate is only valid as of the date of valuation. The real estate market is non-static and change and market anticipation is analyzed as of a specific date in time and is only valid as of the specified date.
10. Possession of the report, or a copy thereof, does not carry with it the right of publication, nor may it be reproduced in whole or in part, in any manner, by any person, without the prior written consent of the author particularly as to market rents and projected absorption, the identity of the author or the firm with which he or she is connected. Neither all nor any part of the report, or copy thereof shall be disseminated to the general public by the use of advertising, public relations, news, sales, or other media for public communication without the prior written consent and approval of the consultant. Nor shall the consultant, firm, or professional organizations of which the consultant is a member be identified without written consent of the consultant.
11. The author of this report is not required to give testimony or attendance in legal or other proceedings relative to this report or to the Subject unless satisfactory additional arrangements are made prior to the need for such services.
12. The opinions contained in this report are those of the author and no responsibility is accepted by the author for the results of actions taken by others based on information contained herein.

13. All applicable zoning and use regulations and restrictions are assumed to have been complied with, unless nonconformity has been stated, defined, and considered in the report.

14. It is assumed that all required licenses, permits, covenants or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

15. On all market studies, subject to satisfactory completion, repairs, or alterations, the report and market rents and absorption are contingent upon completion of the improvements in a workmanlike manner and in a reasonable period of time. A final inspection and value estimate upon the completion of said improvements should be required.

16. All general codes, ordinances, regulations or statutes affecting the property have been and will be enforced and the property is not subject to flood plain or utility restrictions or moratoriums, except as reported to the consultant and contained in this report.

17. Acceptance of and/or use of this report constitute acceptance of all assumptions and the above conditions. Estimates presented in this report are not valid for syndication purposes.

By:

	
Signature	Signature
David S. Haviland, Manager Baker Tilly US LLP	John Gannon, Sr. Financial Analyst Baker Tilly US LLP
November 21, 2020	November 21, 2020
Date	Date
	
Signature	
Sam Bucheger, Housing Market Analyst Baker Tilly US LLP	
November 21, 2020	
Date	

WHEDA Certification

I understand that Baker Tilly US, LLP's market study will be used by the Wisconsin Housing and Economic Development Authority ("WHEDA") to underwrite the developer's application for Low-Income Housing Tax Credits ("LIHTC"). I certify that:

- There is no Identity of Interest with the sponsor, developer or owner of the proposed development.
- The results, recommendations and conclusions stated in the study are based solely on professional opinion and best efforts.

The Identity of Interest definition that WHEDA will follow is provided by HUD regulations. HUD's Management Agent handbook (4381.5) defines Identity of Interest as:

"An identity of interest relationship exists if any officer, director, board member, or authorized agent of any development of any development team member (consultant, general contractor, attorney, management agent, seller of the land, etc.):

- A. is also an officer, director, board member or authorized agent of any other development team member;
- B. has any financial interest in any other development team member's firm or corporation;
- C. is a business partner of an officer, director, board member or authorized agent of any other development team member;
- D. has a family relationship through blood, marriage or adoption with an officer, director, board member, or authorized agent of any other development team member; or (i) advances any funds or items of value to the sponsor/borrower."

I have no side deals, agreements, or financial considerations with WHEDA or others in connection with this transaction.

By:



Signature

David S. Haviland, Manager
Baker Tilly US LLP

November 21, 2020

Date



Signature

John Gannon, Sr. Financial Analyst
Baker Tilly US LLP

November 21, 2020

Date



Signature

Sam Bucheger, Housing Market Analyst
Baker Tilly US LLP

November 21, 2020

Date

APPENDIX D: Baker Tilly/Market Analyst Resumes



David S. Haviland

Senior Manager

608 240 2358

david.haviland@bakertilly.com

David Haviland, Manager with Baker Tilly US, LLP, joined the firm in 2005 and has been conducting real estate market research and consulting services since 2001. David provides effective and practical solutions for property owners, tenants, mortgage lenders, public officials, and others involved in all aspects of the real estate process. His strong background in finance and the real estate industry provides for a sound, thorough evaluation of real estate situations.

Specific experience

- Specializes in a variety of real estate advisory services to clients throughout the Midwest including market rate and Section 42 tax credits; senior and multifamily housing market feasibility studies.
- Assisted in developing and financing of various housing types including multifamily and single-family.
- Has written over 1,300 market studies and conducts in excess of 25 market feasibility studies at any given time.
- Gained extensive real estate development experience as a project manager overseeing several mixed-use developments in Eau Claire County for a local commercial real estate developer.
- Worked with MONY Realty Capital assisting with the internal underwriting and due diligence process of over \$200 million in debt.

Industry involvement

- University of Wisconsin Real Estate Association
- National Council of Housing Market Analysts (NCHMA)

Education

- University of Wisconsin - Madison
 - Bachelor of Business Administration
 - o Real Estate and Urban Land Economics
 - o Finance, Investment, and Banking



John P. Gannon

Senior Financial Analyst

608 240 2533

john.gannon@bakertilly.com

John Gannon, Senior Financial Analyst with Baker Tilly US, LLP has been with the firm since 2008. He provides effective and practical solutions for property owners, tenants, mortgage lenders, public officials, and others involved in all aspects of the real estate process.

Specific experience

- Specializes in a variety of real estate advisory services to clients throughout the
- Midwest, including market rate and Section 42 tax credits and senior and multifamily housing market feasibility studies.
- Assists with writing market feasibility studies.

Industry involvement

- National Council of Housing Market Analysts (NCHMA)

Education

- Cardinal Stritch University
Bachelor of Science in Business Administration

APPENDIX E: Utility Allowance Schedule

2020 DCHA Voucher Program **Multi-Unit** Utility Allowance Worksheet

You have a _____ bedroom voucher. The payment standard for this bedroom size is \$ _____.
The payment standard is the rent and utility allowance added together. Circle the utilities that will be your responsibility on the chart below. You will have to ask the landlord what type of fuel is used for the heat, hot water, and stove. Be sure to also add the appropriate base charges listed at the bottom of the chart. You then total the circled figures to calculate the utility allowance for the unit. That figure is then added to the rent amount to see if the unit is within the payment standard.

If you stay within the payment standard you will pay 30% of your monthly-adjusted income minus the utility allowance for your share of the rent. Families with no income or very little income must stay within the payment standard. Families with higher incomes are allowed to go over the payment standard as long as their share does not exceed 40% of their monthly-adjusted income. Any figure over the payment standard is then added to their share of the rent.
Remember, DCHA will not approve a request for a unit that will cost you more than 40% of your adjusted gross income.

NOTE:

If the # of bedrooms in the unit is **LARGER** than the voucher, use the **VOUCHER SIZE** to determine utility totals
If the # of bedrooms in the unit is **SMALLER** than the voucher, use the **UNIT SIZE** to determine utility totals

Section 8 Voucher Payment Standards Effective January 1, 2020:

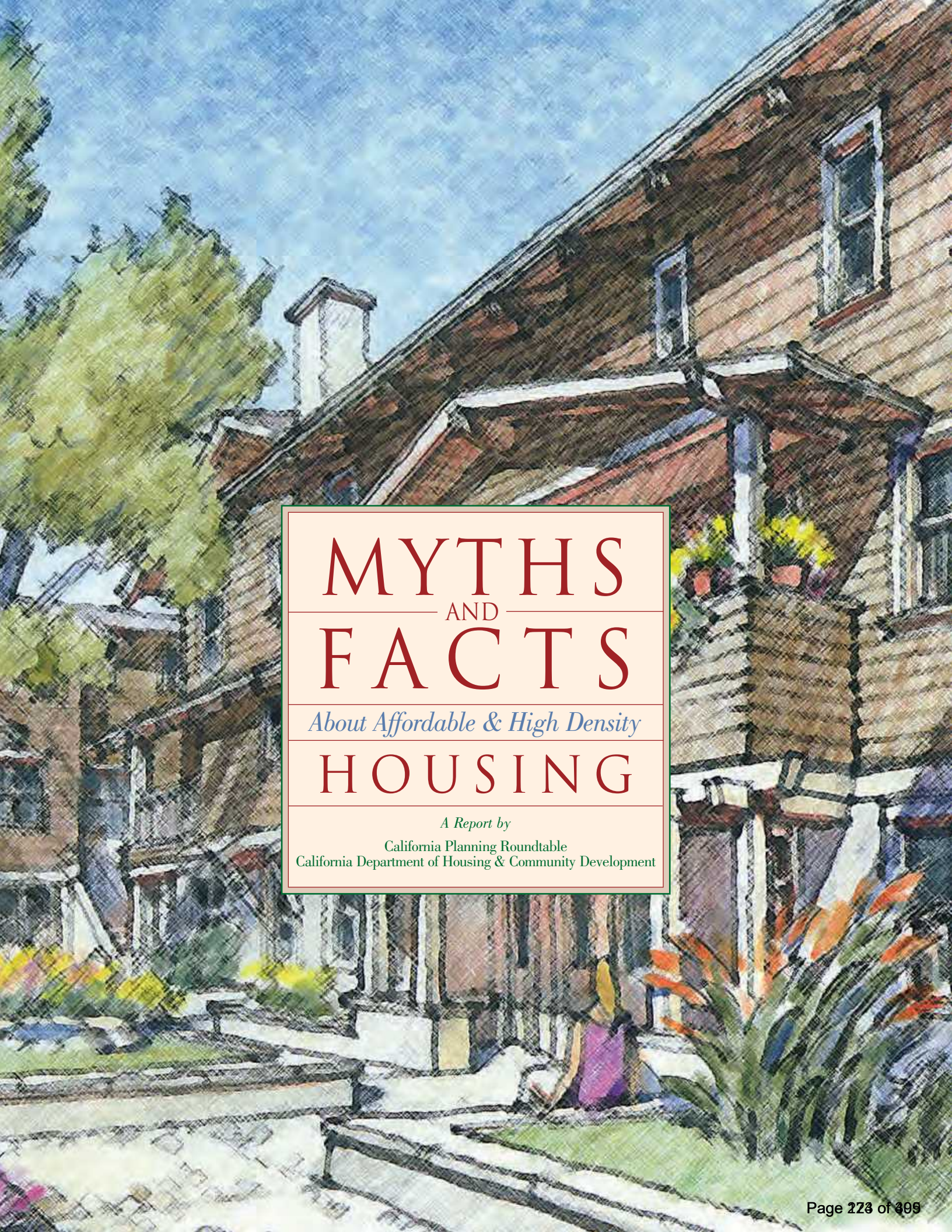
Efficiency \$818 1 Bdrm \$964 2 Bdrm \$1,127 3 Bdrm \$1,553
4 Bdrm \$1,873 5 Bdrm \$2,154 6 Bdrm \$2,435

MULTI-UNIT (not duplex or townhouse) Effective 01/01/2020

Utility	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5/6 Bedroom
HEAT:						
Natural Gas	13	15	17	20	23	25
Oil	64	77	90	104	117	130
Electric	25	29	40	51	62	73
LP Gas	45	52	60	69	79	87
WATER HEAT:						
Natural Gas	3	4	5	7	8	10
Oil	16	19	27	35	45	53
Electric	14	16	21	25	30	34
LP Gas	11	13	18	24	29	35
STOVE:						
Natural Gas	1	1	2	3	4	4
Electric	5	6	9	11	14	17
LP Gas	4	4	7	10	13	14
ELECTRICITY:						
	19	23	32	41	49	58
AIR CONDITIONING:						
	3	4	5	6	8	9
WATER:						
	53	54	64	74	84	94
APPLIANCES						
Stove: (circle if you	11	11	11	11	11	11
Refrigerator: furnish these)	12	12	12	12	12	12
BASE CHARGES: (Include a base charge if any of the above services use natural gas, electricity or both)						
Natural Gas	16	16	16	16	16	16
Electric	16	16	16	16	16	16

Total Utility
Allowance

Requested Rent _____
Utility Total + _____
Gross Rent = _____



MYTHS AND FACTS

About Affordable & High Density

HOUSING

A Report by

California Planning Roundtable
California Department of Housing & Community Development

IN THE PAST 30 YEARS, CALIFORNIA'S HOUSING PRICES HAVE STEADILY OUTPACED ITS RESIDENTS' INCOMES. Housing production hasn't kept up with job and household growth within the State.¹ The location and type of new housing does not meet the needs of many new California households. As a result, only one in five households can afford a typical home, overcrowding doubled in the 1990's, and more than three million California households pay more than they can afford for their housing.²

Meanwhile, the federal government has dramatically cut back programs that used to help local governments accommodate new growth. Voter-imposed property tax and spending freezes have further constrained local governments from responding effectively to new growth. And affordable housing development, while still funded in part by the federal government, requires a larger local commitment than ever before.

Against this backdrop, it should surprise no one that many communities no longer accept population growth with open arms. When anyone proposes the development of affordable or multifamily housing, ambivalence about growth often shifts to hostility. Hostility feeds and strengthens certain myths, and deep emotional perceptions of how the world works. *Myths—important sources of meaning in all societies—provide shared rationales for community members to behave in common ways, having a strong moral component, with clear lines between right and wrong.* Although myths are sometimes positive, they can also serve as shields for deeper and uglier motivations: racism, fear of outsiders, and/or greed. When people argue against new high-density and affordable housing, often myths are used to convince decision-makers that the new development and its residents don't belong there. Traffic will be too heavy; schools will become

overcrowded; buildings will clash with existing neighborhoods; people won't fit in; and maybe even a criminal element.

Opponents often believe these myths. But it's essential to counter these myths with facts. California desperately needs new affordable housing to reverse recent increases in overcrowding and overpayment. We also need new high-density housing to support economic stability and prosperity. We need housing to accommodate new workers and their families and to economize on infrastructure costs, while preserving open space and reducing the distance between homes and jobs.

Fortunately, the facts of California's recent experiences with high-density and affordable housing often contradict the myths. We can now begin to rely on this recent experience to reassure concerned residents that the myths don't have to come true.

Myth #1

High-density housing is affordable housing; affordable housing is high-density housing.

Fact #1

Not all high density housing is affordable to low-income families.

households will continue to rent single-family homes because they offer more space in low-density neighborhoods.

For the most part, of course, low-density neighborhoods offer more expensive housing than high-density areas. Detached homes cost much more than most apartments and condominiums. Among new units, the difference is even more striking; new high-density units are much more likely to be affordable than new single-family units.

Density is not always enough, however. To ensure affordability, local governments must intervene with programs and additional concessions if the new high-density units are also to be affordable. For a list of resources on affordable housing techniques, see Resources: *Making Housing More Affordable*, at the end of this report.

This myth expresses an essential truth: more units per acre mean lower land costs per unit, especially if local governments allow builders meaningful density bonuses; smaller units cost less to build than larger ones. To encourage housing affordability, California cities do need to promote higher densities.

But we also know from experience and observation that not all high-density housing is affordable to low-income families. San Francisco's Nob and Telegraph Hills, Los Angeles' Wilshire Corridor, and high-rises in

downtown San Diego are all examples of upper-income areas where housing densities are quite high. Similarly, most Californians know that low-density neighborhoods often accommodate people of modest means. The residents of these neighborhoods often moved in shortly after the homes were built (several decades ago)—and before the huge escalation in California's home values that began in the early 1970's. With assistance, many families with limited incomes will continue to buy homes in these neighborhoods. Many other low-income

Myth #2

High-density and affordable housing will cause too much traffic.

Fact #2

People who live in affordable housing own fewer cars and drive less.

In many high-density neighborhoods, and in most neighborhoods with a mix of housing types, traffic isn't a big problem.

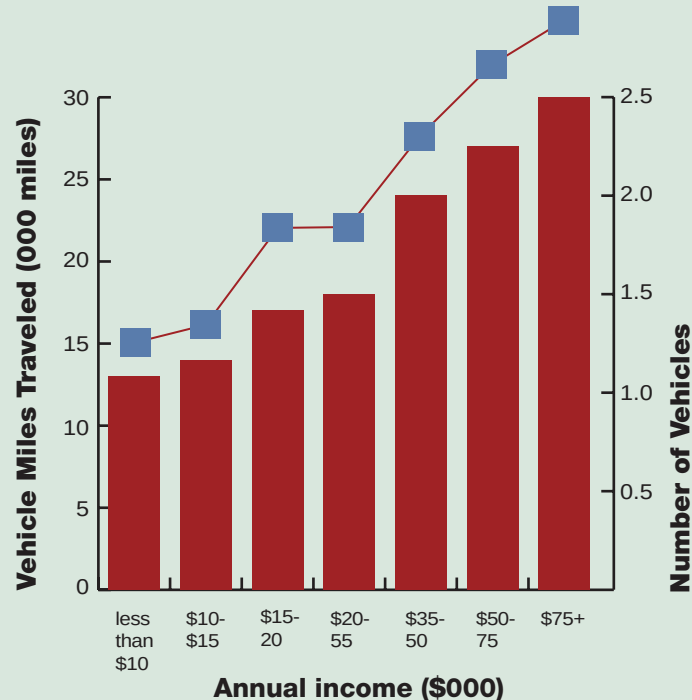
In California's six largest metropolitan areas, two-thirds of renters and over three-fourths of the households living below the poverty line own no vehicles or only one car, compared to 54 percent of all households and 44 percent of homeowner households.³ With lower car ownership rates come fewer trips, and fewer single occupant auto commutes. According to the National Personal Transportation Survey in 1995, low-income households make 40 percent fewer trips per household than other households. Recent traffic growth owes much to existing development.

In many high-density neighborhoods, and in most neighborhoods with a mix of housing types, traffic isn't a big problem. Fewer auto trips occur in higher-density areas. In a neighborhood of 15 homes to the acre, one-third fewer auto trips occur, compared to a standard suburban tract.⁴ A 1990 survey by the Sierra Club's Transportation Committee found that for every doubling of neighborhood density, vehicle miles traveled are reduced by 20 to 30 percent.

Car ownership rates are less in higher density areas. According to recent American Housing Survey data, multifamily developments have lower car ownership rates than single-family home tracts.

To encourage housing affordability, California cities need to promote higher densities.

Low-income households own fewer cars, drive less



Source: U.S. Energy Information Administration, Residential Transportation Energy Consumption Survey, Household Vehicles Energy Consumption, 1994

High-density housing can encourage nearby retail development, along with ease of walking and transit use. Mixing housing with commercial development is ever more crucial for traffic control, since non-work trips constitute the largest number of trips.

Over three-fourths of trips in Southern California are non-work trips. With high-density

housing, stores serving neighborhood residents move in, allowing residents to walk to buy groceries or to the dry cleaner instead of driving.

Transit connections also become more common when neighborhood density increases, as transit is only cost-effective at densities above eight or 10 units per acre.⁵

Myth #3

High-density development strains public services and infrastructure.

Fact #3

Compact development offers greater efficiency in use of public services and infrastructure.

Librarians, sheriffs' deputies, nurses, fire fighters, and many other vital members of our communities all need affordable housing.

Higher-density residential development requires less extensive infrastructure networks than does sprawl. California developers must usually pay for sufficient infrastructure capacity to serve their own projects. When communities cannot take advantage economies of scale in providing infrastructure, extension costs rise. High-density housing helps provide economies of scale both in trunk lines and in treatment plants. The cost savings can be passed on to new residents, and the smaller debt load can help ensure fiscal stability throughout the community.

Infill development can sometimes take advantage of unused capacity in public services and infrastructure. Communities can save taxpayers and new residents money when housing construction is allowed in areas where infrastructure and service capacity has already been paid for and is underutilized. Infill development can also make use of a transit and provide better access to services, while improving economic viability.

Higher-density infill residential development can translate to higher retail sales. By approving new high-density development in infill locations, communities can revitalize stagnant

commercial districts and increase taxable sales—the primary source of revenue in most California jurisdictions.

According to the American Housing Survey, the development of single-family homes is much more likely to cause strain on local schools than high-density development. In most cases, a single-family home can have two to three times the numbers of school aged children per household.⁶

Myth #4

People who live in high-density and affordable housing won't fit into my neighborhood.

Fact #4

People who need affordable housing already live and work in your community.

spouse and a child, the family would be a very low-income household. A starting air-traffic controller in San Diego County, with income barely higher than \$31,000 a year, would also qualify for affordable housing. Librarians, sheriffs' deputies, nurses, fire fighters, and many other vital members of our communities all need affordable housing.

People motivated by these concerns may just need to “meet” the residents of high-density and affordable housing. Residents often have been long time members of the community, and will continue to make contributions to their neighborhoods. For a list of resources that can introduce people to those who live in high-density and affordable housing, see Resources: *Meeting the Residents of Affordable Housing*, at the end of this report.

According to government definitions of affordable housing, families should devote no more than 30% of their income to rent or mortgage payments and utilities. Affordable housing often means housing whose residents don't pay too large a share of their incomes on rent or a mortgage.

Households earning lower incomes can have a variety of occupational and educational backgrounds. Families earning less

than four-fifths (80%) of the area's median income are officially lower-income households; families earning less than half of the median are known as very low-income households. For example, a starting elementary or high-school teacher in Mountain View (Santa Clara County), with a gross monthly income of around \$3,200, can afford to pay \$960 a month in rent, which qualifies as low-income if the teacher lives alone; if the salary must support a

Myth #5

Affordable housing reduces property values.

Fact #5

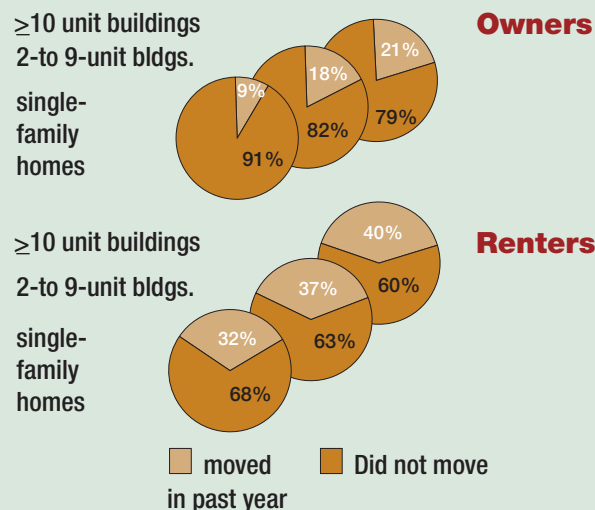
No study in California has ever shown that affordable housing developments reduce property values.⁷

Architectural standards and adequate maintenance also strongly influence property values

Many studies have been done. The truth is the single most significant factor affecting property values is the pre-existing value of the land in a given community or area. This in turn is based on supply and demand, proximity to major urban centers, nearby attractions (beachfront property, panoramic views), any negative factors such as environmental contaminants, and availability of adequate infrastructure and services.

Architectural standards and adequate maintenance also strongly influence property values, particularly as they apply to affordable rental properties. Properly maintained affordable housing developments, designed and built with sensitivity to the architectural and aesthetic standards desired by the community, may even increase property values.⁸

Tenure much more important than density in recent moves



The majority of both renters and homeowners in California metropolitan areas move less than once a year. Homeowners move less often than renters, but even renters move seldom enough to form long-term ties to neighbors.

* Source: U.S. Dept. of HUD, American Housing Surveys for San Francisco-Oakland, San Jose, Los Angeles-Long Beach, San Diego, Riverside-San Bernardino, and Anaheim-Santa Ana.

Myth #6

Residents of affordable housing move too often to be stable community members.

Fact #6

When rents are guaranteed to remain stable, tenants move less often.

Affordable housing tenants invest in a neighborhood and community just as much as any other resident

According to San Francisco's BRIDGE Housing, annual turnover in their affordable housing projects is less than 10 percent annually. This turnover rate is approximately the same as most single-family homeowners, around 10

percent, and much less than market-rate renters.

Affordable housing tenants invest in a neighborhood and community just as much as any other resident. Affordable housing tenants include families with school

age children, where the mother and father attend PTA meetings, and spend their spare time enjoying parks and other community facilities. These families and other affordable housing tenants are concerned for the public's health and safety just like other residents of the community.

Myth #7

High-density and affordable housing undermine community character.

Fact #7

New affordable and high-density housing can always be designed to fit into existing communities.

Density, as measured in units per acre, can be a deceiving measurement, but new housing at between 20 and 50 units per acre can be designed to fit in most California communities. The best way to convince people of this is to show them how well new housing can fit into their neighborhoods. see Resources: *Increasing housing densities*, at the end of this part, for a list of slide shows and videos.

Communities can also achieve higher densities by filling in the existing urban fabric with second units, duplexes, and conversion of outmoded or abandoned commercial

buildings. Local governments most often encourage infill by reducing regulations and restrictions.

New affordable housing differs little or not at all from any other development. When BRIDGE Housing opened its affordable *Pickleweed* housing development in upscale Mill Valley, potential buyers for neighboring condominiums mistook *Pickleweed* for the market-rate project. And when Habitat for Humanity built its self-help project in Rancho Santa Margarita, local developers and subcontractors contributed materials identical to those used in nearby market-rate

High-density doesn't mean high-rise. When most people hear high-density housing, they imagine high-rise housing. But in most California cities, the market won't even support high-rise housing. More often than not, high-density development now means two- and three-story wood frame garden apartments that frequently are similar in scale to large home luxury housing.

homes. Thanks to sensitive work by experienced architects, the new townhomes fit in perfectly (see case study). These developments are proof that affordable housing doesn't mean high-rise slums.

Myth #8

High-density and affordable housing increase crime.

Fact #8

The design and use of public spaces has a far more significant affect on crime than density or income levels.

Density does not cause crime. For many years social scientists have asked whether high-density housing causes crime. Not one study has shown any relationship between population or housing density and violent crime rates; once residents' incomes are taken into account, the effect of density on non-violent crime decreases to non-significance.

After studying housing and neighborhoods throughout the country, Oscar Newman concluded that the design and use of public spaces, and

particularly the sense of ownership and control that residents have over these areas, has far more significant affect on crime than density or income levels.

In neighborhoods suffering from disinvestment, particularly those areas lacking jobs and community services, crime can be higher.

Local governments can help address legitimate concerns about crime by working with existing residents and law enforcement to develop community-based strategies to reduce crime.

Management & Design are Key.

Local governments can also help protect the entire community, including new affordable housing residents themselves, by attending to details at the project level. Most important is effective professional onsite management, with strong tenant-screening and good security systems. Design, too, can play an important role in protecting residents and neighbors of high-density or affordable housing, especially by ensuring visibility. New developments should also contain a mix of unit types to accommodate different kinds of households. When residents have different occupations and family types, someone will probably be home in the development almost all the time.

In Conclusion

In this decade, California's persistent affordable housing shortage has become so commonplace that it seems natural. Planners and elected officials must stop believing another pervasive myth: *that they can do nothing to create affordable housing*. This report shows that many California communities now believe they have the creativity, resources, and will to house all those who need shelter. As a result, they have established that, in fact, California communities can become more open, more accepting, and better places for old-timers, new immigrants, or their children.

Case Studies

Renaissance

High-Density and Affordable Housing Help Balance Silicon Valley



High-technology firms create thousands of jobs in Silicon Valley, but housing construction does not keep pace. New workers have to commute long distances to reach their jobs. As a result, Silicon Valley suffers from some of the worst traffic in California and from the State's highest housing prices. In the late 1980s, San Jose set out to clear traffic and ease the housing shortfall by changing its land-use policies. The Renaissance project, on a 56-acre site in north San Jose, was originally designated for research and development. It had enough infrastructure -- including a wide road and convenient access to

planned light rail to handle a large number of new jobs.

In 1991, Renaissance Associates, a partnership between General Atlantic Development and Forest City Development, proposed with the landowners that San Jose rezone the site for over 1,500 moderate -- and high-density rental apartments and for-sale town homes, neighborhood retail, and a day-care center. San Jose readily agreed.

The project developers started work early with neighbors living in an existing single-family development on the site's northern boundary to provide appropriate transitions into Renaissance, while making best use of the large existing road. In response to neighbors' concerns, the developers located the lowest-density town home component adjacent to the existing residences, and provided ample setbacks between the new attached homes & the 1950s-vintage single-family homes.

The developers responded to concerns about traffic by canceling initial plans for a through street that would connect the existing neighborhood with Renaissance Village.

This high-density development shows that often repeated myths about the effects of high-density housing on public services and transportation aren't always true. San Jose's ambitious plans for employment development in the area led the City to require the construction of more infrastructure than was eventually necessary both on the site itself and in neighboring areas of the City. Later, the City determined that it could alleviate traffic throughout its road network by shifting the location of new residences and workplaces.

The composition of the project itself, with over 250 affordable apartments, market-rate apartments, and attached ownership units, further assures balance between the

housing and Silicon Valley's new jobs. The site design, which features pedestrian-friendly walkways and easy connections to the Tasman Light Rail, will allow Renaissance Village residents to leave their cars—in their garages altogether.

The development also shows that, with advance planning and sensitivity to neighbors' concerns, NIMBY sentiments can be prevented. The neighbors and the developers displayed an attitude of openness that ensured both a smooth approval process and a better project.

San Paulo

Good Design Beats NIMBYism in Irvine



The City of Irvine, one of California's largest planned communities, added tens of thousands of new jobs as the information economy boomed. But the City's housing supply—especially housing for families with modest incomes—could not keep up with its job creation. In late 1990s, the City and The Irvine Company, which owns all the undeveloped land in the City, identified a 15-acre multifamily site as appropriate for new affordable housing.

To ensure that such a large and prominent new development would fit into West Park Village, the Irvine neighborhood that surrounds it, The Irvine Company contacted the Costa Mesa-based architecture firm of McLarand Vasquez & Partners (MV&P). MV&P, which had also designed the dense and highly popular Corte Bella town homes across the street from the project site,

designed San Paulo's 382 units in 27 separate buildings, with flats and town homes of various sizes. San Paulo's overall density reaches about 25 units per acre, with room left over for two swimming pools, generous landscaping, a tot lot, and numerous features to smooth the transition from San Paulo's surroundings into its highest-density areas.

To show the City's residents that affordable housing and its residents belong in Irvine, The Irvine Company also met early with West Park Village residents. The neighbors were won over by the open process and the high-quality design. The Irvine Company and the City emphasized that San Paulo's residents would be members of the Irvine community. Teachers, firefighters, and other essential contributors to the City's life previously forced out of the City by its high housing prices would find an affordable place to live if San Paulo were approved.

Also key to the project's success was the participation of its non-profit partner, San Francisco's BRIDGE Housing. BRIDGE provided vital advice on affordable housing to the other members of the development team, assisted in the City's approval process, and coordinated the project's financing, which came from City & county sources and State-authorized bonds and tax credits, with credit enhancement by Sumitomo Bank, Ltd. Forty percent of the units are affordable to families earning less than half of Orange County's median income of \$56,500; another 50 units are also designated as affordable to low- and moderate-income families.

In Irvine, the developer, architect, non-profit partner, and City staff needed to overcome one key obstacle: unfamiliarity. Residents' preconceptions fit the myths—and not the reality—of today's mixed-income, non-profit sponsored affordable housing. By being sensitive to both the design of

surrounding developments and neighboring residents' desires to feel included in decisions, the development team has created a successful model for emulation throughout southern California.

Midtown Sacramento

Residents Play a Role in Creating Affordable Family Housing in Neighborhood



Midtown Sacramento boasts a diverse mix of housing and small businesses. Midtown streets are lined with early 1900 Victorian houses, some of which are occupied by high-income families, others have been converted into multiple rental units and more still are occupied by office-type businesses, primarily law firms.

Building family housing in an established downtown isn't easy, but Mercy Housing California demonstrates that when the lines of communication are opened, a dense multifamily project can gain public support.

Saint Francis of Assisi Elementary School and Church is located in a midtown neighborhood, a block from historic Sutter's Fort

and nearby a number of boutiques interspersed in a largely residential neighborhood. The School and Church occupied over half of a city block and the Church had rights to the entire block. The bishop was interested in developing housing on the underutilized area of the block. One of the famous Victorian houses succumbed to a fire by transients. The Church had the remains removed and was left with an eyesore and potentially hazardous attraction next to the School playground. Although there are high-rises housing elderly residents in the midtown neighborhood, community members and Saint Francis parishioners didn't perceive an affordable multifamily housing project fitting in to the existing residential neighborhood. There was significant opposition to building such a project.

Mercy Housing California enlisted the assistance of Michael Friedman, an experienced in fill development architect with Tong and Bottomly, to conduct a series of workshops to listen to community and parishioner concerns. To build the desired number of family units composed of one-, two-, and three-bedroom units, the architectural firm designed the building from the inside out. Conscientious of local resident concerns, the project saved the School playground while preserving the privacy of the new 46 affordable family housing units. Additionally, local input resulted in new public space for the community to enjoy. The project has been built and occupied for several years and has become an integral part of the midtown neighborhood. Residents and parishioners, who at first feared the project, now point with pride to the community asset they had a hand in creating.

San Diego

Small Scale, Mixed-Income Housing is good fit for Little Italy Neighborhood Development



The sloping landscape at the northern downtown edge of San Diego Bay was once home to the many Italian families who derived a living from the highly successful tuna fishing industry. Although large-scale commercial fishing is now a memory, the district's

southern European character remains. Always a neighborhood first and then a commercial and light industrial center, Little Italy's spirit is perhaps best typified by the rebuilt Washington Elementary School and development of the adjacent Amici Park, which serves both as a playground for the school and a park including a bocce ball court for the community. Its lovely vistas now offer an urban neighborhood with single-family homes, condominiums, lofts and apartments. The India Street commercial strip is alive with Italian restaurants, small cafes, art and graphic studios/galleries, specialty shops and low-rise offices.

Little Italy Neighborhood Development (LIND), one of the region's most innovative residential

ideas, was one of six new successful affordable housing projects that has received the State Housing Director's Award for Housing Development Excellence in 2000. The Little Italy development consists of 16 row homes, 12 affordable rental lofts and 37 low- and moderate-income apartments. This successful development demonstrates that smaller scale, mixed-income housing can be infilled in an urban setting.

Continuing infill for-sale and rental residential projects is further reinforcing little Italy's distinctive character. Property has been acquired recently by the Redevelopment Agency for future housing developments.

What Does Density Look Like?

Providing a broad range of housing densities is key to ensuring housing opportunities for all residents. Density is calculated by determining the number of dwelling units per acre (du/ac). But, what do different housing densities look like?



Coggins Square Pleasant Hill, Walnut Creek, CA
42 Units/Acre



Chesnut Place, Orange, CA
100 Unit/Acre



Woodpark Apartments, Aliso Viejo, CA
24 Units/Acre



Casa San Juan, Oxnard, CA
64 Units/Acre of Family Housing



San Marcos Apartments, Irvine, CA
64 Units/Acre



Fullerton City Lights, Fullerton, CA
83 Units/Acre



Russell Manor, Sacramento, CA
66 Unites/Acre of Elderly Housing



Arroyo Vista Apartments, Mission Viejo, CA
14 Units/Acre



San Paulo Apartments, Irvine, CA
25 Unit/Acre

Resources

Some communities will need to see more specific examples of good high-density and affordable housing before being convinced that they can live with it. In other cases, residents may need to meet people who live in affordable housing. Almost universally, local governments and planners need advice and information about how best to ensure the design of quality affordable and high-density housing in their communities. Luckily, more and more resources--books, pamphlets, handbooks, slide shows, and videos--are becoming available. This list includes only a few resources; those interested are encouraged to contact the California Department of Housing and Community Development (916/445-4728) for ordering information on most of these publications and for additional suggestions.

Making Housing More Affordable

Blue Print 2001: Housing Element Ideas and Solutions for a Sustainable and Affordable Future, Bay Area Housing, 2001. Blue Print 2001 includes a large directory of housing programs and strategies with a wealth of case studies, including adaptive reuse, air rights development, infill development, second units and density bonus developments.

There Goes the Neighborhood? The Impact of Subsidized Multi-Family Housing on Urban Neighborhoods, by Edward Goetz, Hin Kin Lam and Anne Heitlinger. Center for Urban and Regional Affairs and Neighborhood Planning for Community Revitalization, Minneapolis, Minnesota, 1996

Affordable Housing Slide Show. This 1989 slide show, also from LHEAP, focuses on the San Francisco Bay Area, on techniques for achieving housing affordability; available on loan from HCD for the cost of mailing plus a deposit. For more information, call HCD at 916/445-4728.

Affordable Housing Handbook. A 1991 publication of the California Coalition for Rural Housing. This handbook offers an exhaustive list of programs and policies that local governments can use to ensure the construction, rehabilitation, and preservation of affordable housing. \$5.00 To order, call CCRH at 916/443-4448.

Creating a Local Advisory Commission on Regulatory Barriers to Affordable Housing. This 1992 publication by the US Department of Housing and Urban Development guides local governments that want to establish committees to identify and reform ordinances and policies that reduce the supply of housing and increase its costs. \$4. To order, call HUD User at 800/245-2691.

Affordable Housing: Proactive & Reactive Planning Strategies. This recent publication discusses both "affirmative" measures such as, inclusionary zoning, linkage, affordable housing finance, affordable housing preservation, and infill-and reactive measures, including

zoning and subdivision reform, growth management, impact fees, environmental legislation, and administrative reform. \$29 includes shipping and handling. To order, call the Planners' Bookstore at 312/955-9100.

Affordable Housing: Restoring the Dream. 15-minute video (1989) by the Urban Land Institute promotes cost savings in single-family housing through flexible development standards and expedited processing. \$34.95 for non-ULI members. Order number A-17. To order, call 800/321-5011.

The Effects of Subsidized and Affordable Housing on Property Values: A Survey of Research. Out of 15 published papers on subsidized housing, group homes for the handicapped, and manufactured housing, 14 concluded that this housing had no significant negative effects on the values of neighboring properties. Some reported positive property value effects. Free. To order, call HCD at 916/445-4728.

Second Units. This paper, updated to reflect 1990 amendments to State law increasing the permissible size of second units, describes the advantages of and statutory requirements for the development of second units. Free. To order, call HCD at 916/445-4728.

Meeting the Residents of Affordable Housing

California Homeless and Housing Coalition: A 42-minute video, *Neighbors in Need*, documents the experiences of three organizations in establishing facilities for the homeless. The 1991 video features interviews with residents and clients, as well as with one-skeptical neighbor who now advocate for other similar facilities, in Hayward, San Mateo County, and Los Angeles. \$15. To order, call 916/447-0390.

Realize the Dream. The City of Fremont Housing Department produced a five-minute video, now available through HCD introducing decision-makers and citizens to the residents of three of the City's bond-financed mixed-income apartment projects. Features interviews with residents of both subsidized and unsubsidized units. For information on how to obtain, call HCD at 916/445-4728.

We Call It Home: A Tour of Affordable Housing. 16-minutes. Recent video produced by Marin County's Ecumenical Association for Housing (EAH) introduces several of EAH's projects and the people who live there, in Marin and Contra Costa counties. \$15 to purchase, postage costs to borrow. Call Betty Pagett at 415/258-1800.

NIMBY fears, community perceptions: Analysis of Affordable and Market Rate Housing Developments in Oakland, California, by Cathy Cha. Dept. of City and Regional Planning, University of California at Berkeley, 1996

HCD offers a website with a section titled: NIMBY Resources at www.hcd.ca.gov/hpd/nimby. The page includes resources and tools for addressing NIMBY concerns about housing

and especially affordable housing and/or high-density housing.

Increasing Housing Densities in New and Existing Development

Good Neighbors: Affordable Family Housing (Design for Living) by Tom Jones, William Pettus (Contributor), Michael Pyatok, and R. Thomas Jones. 1996. McGraw-Hill Professional Publishing. Based on the acclaimed AIA Design for Housing initiative and supported by and NEA grant. This is an authoritative guide to modern affordable housing design. This landmark book provides architects, landscape architects, planners, developers, advocates, government officials, and policy makers with workable answers for the design of affordable, aesthetically pleasing housing.

Density by Design: New Directions in Residential Development by Steven D. Fader, Vincent Scully. 137 pages 2nd edition, March 15, 2000, Urban Land Institute (ULI). This document provides innovative solutions to the challenge of developing higher density housing that will be successful in the marketplace. Case studies of 14 projects show how others have implemented the best new ideas in residential development and design. Projects covered range in density from single-family subdivisions to downtown high-rise apartments and illustrate many up-to-the minute concepts: new urbanism, transit-oriented development, mixed-income and mixed-housing types, urban infill, and adaptive use. They also reveal trends and standards for developing projects that provide a sense of place, use land efficiently without compromising livability, and that can pass the twin tests of governmental approval and marketability.

Compact Development Presentation. This presentation with 39 slides from the Local Government Commission highlights some of the needs, myths and misconceptions about compact housing and its role in helping to create more livable communities. Slide shows may be purchased or rented. \$50.00 for complete set, \$2.50 for individual slides, or rent for \$15.00 plus \$50.00 deposit.

Multifamily Residential Design Principles. The City of Sacramento published this excellent guidebook November 19, 1999 to provide multifamily design guidelines for the City Planning Commission.

Big Blue Book of Affordable Housing Case Studies, Alexander and Edwards Publishing, 2000 Compact and Balanced Development: Designs for California Living. This 15-minute video by the American Institute of Architects California Council provides tangible examples of infill and higher-density developments that enjoy community support, and highlights the role of local governments in their approval and construction. AIA members: \$25; non-members: \$40. To order, call 916/448-9082. In late 1993, the AIACC will release a follow-up urban design video demonstrating how to respond to community concerns, increase density, encourage mixed-use transit-oriented development, and obtain innovative financing.

Room Enough. This publication, by San Francisco's Greenbelt Alliance, discusses five strategies using vacant land more effectively, building more housing along major streets, bringing homes and people downtown, adding second units on existing home sites, and recycling lands no longer needed for industry that communities can use to accommodate more housing while meeting concerns about community character and open space. \$9. To order, call Greenbelt Alliance at 415/543-4291.

Transit-Oriented, Mixed-Use and Infill Development

Building Livable Communities: A Policymaker's Guide to Infill Development. The January 2001 publication from the Local Government Commission helps to answer two of a policymaker's most frequently asked questions: "Why build in town?" and "What can local government do to encourage infill development?" This guidebook suggests a number of ways to create infill development in your community. These include: planning proactively; assuring public participation; using public facilities and development to attract investment; assisting with project financing; zoning for mixed-use and higher-density development; encouraging rehabilitation; providing in-kind assistance; streamlining the permit process; providing public services; and addressing toxic contamination.

Building Livable Communities: A Policymaker's Guide to Transit-Oriented Development. This is a companion guidebook on transit-oriented development from the Local Government Commission. More and more, community leaders are recognizing that building residences, stores and work places near transit stops can play a major role in creating places where we enjoy living, working and playing. The guidebook addresses the questions of "why build near transit?" and "why should elected officials, land-use agencies and developers pay more attention to development near transit than to any other kind of development?" The guidebook has helpful advice, model examples, and resources to help create livable, transit-oriented communities in your region.

Notes

¹Statewide Housing Plan: Raising the Roof, California Housing Development Projections and Constraints 1997-2020, California Department of Housing and Community Development, May 2000

²Still Locked Out: New Data Confirm that California's Housing Affordability Crisis Continues, California Budget Project, March 2001

³American Housing Survey

⁴John Holtzclaw, 1997m Metropolitan Transportation Commission, 1990 Household Travel Survey

⁵Cambridge Systematics and Parsons Brinckerhoff Quade & Douglas. Making the Land Use Transportation Air Quality Connection: Analysis of Alternatives. Vol. 5 Friends of Oregon

⁶American Housing Survey, 1999; National Multi Housing Council, Research Notes, August 24, 2000

⁷Paul Cummings and John Landis, "Relationships between Affordable Housing Developments and Neighboring Property Values" (Berkeley: University of California Institute of Urban & Regional Development, 1993)

⁸California Department of Housing and Community Development, "The Effects of Subsidized and Affordable Housing on Property Values: A Survey of Research" (Sacramento: DHCD, 1988), 2

Published by the California Planning Roundtable

The California Planning Roundtable is an organization of experienced planning professionals who are members of the American Planning Association. Membership is balanced between the public and private sectors, and between Northern and Southern California. The mission of the Roundtable is to promote creativity and excellence in planning by providing leadership in addressing important, unresolved planning issues in California.

Members of the California Planning Roundtable, May 2002:

Jeff Carpenter

AICP, Community Redevelopment Agency, City of Los Angeles

Elaine Costello

AICP, City of Mountain View

Paul C. Crawford

FAICP, Crawford Multari & Clark Associates, San Luis Obispo

Cathy E. Creswell

Calif Dept. Housing and Community Development

Linda C. Dalton

PhD, AICP, California Polytechnic State University, San Luis Obispo

Susan A. DeSantis

IBI Group, Irvine

Michael Dyett

AICP, Dyett and Bhatia, San Francisco

David Early

Design, Community & Environment, Berkeley

Janet Fairbanks

AICP, San Diego Association of Governments, San Diego

Joanne Freilich

AICP, UCLA Extension Public Policy Program, Los Angeles

Wayne Goldberg

AICP, City of Santa Rosa

Al Herson

FAICP, SAIC, Sacramento

Sharon Hightower

Hightower/Associates, Claremont

Stan Hoffman

FAICP, Stanley R. Hoffman Associates, Los Angeles

M. Thomas Jacobson

JD, AICP, Sonoma State University

Vivian Kahn

FAICP, Kahn/Mortimer/Associates, Oakland

Sandra Massa-Lavitt

Palm Desert

Mike McCoy

University of California, Davis

Michael Moore

City of Petaluma

John W. McKenna

San Clemente

Roberta Mundie

AICP, Mundie & Associates, San Francisco

Steve Preston

FAICP, City of San Gabriel

Marvin D. Roos

AICP, Mainiero, Smith and Associates, Palm Springs

Janet Ruggiero

FAICP, City of Citrus Heights

David Salazar

AICP, Claremont Graduate University

R. Ann Siracusa

AICP, Santee

Richard B. Stephens

The AEI-CASC Companies, Colton

Susan Stoddard, PhD

FAICP, InfoUse, Berkeley

Woodie Tescher

EIP Associates, Los Angeles

Frank Wein

FAICP, DPDS, URS Corporation, Los Angeles

Mark Winogrand

AICP, City of Culver City

Project Team

Project Manager:
Susan DeSantis

California Planning Roundtable project team:

David Early
Wayne Goldberg
Vivian Kahn
Marvin Roos
Janet Ruggiero

California Department of Housing & Community Development project team:

Cathy Creswell
Paul McDougall
Paul Dirksen

Report Design and Production:
Pierre Rademaker Design
www.rademakerdesign.com

Cover Rendering © 2002 :
Elizabeth Moule & Stefanos Polyzoides
Architects and Urbanists
Pasadena, CA



**Memorandum of Understanding and Service/Marketing Plan
For
THE WATERFORD
MCFARLAND, WI**

Lutheran Social Services (LSS) represents that it has substantial skill and experience in assisting organizations to provide social and case management services to residents of housing complexes in numerous locations throughout Wisconsin and Upper Michigan, including in Dane County.

Scope of Services:

LSS will provide Service Coordination services to low-income Veterans and families experiencing or at risk of homelessness, who require and request access to supportive services to maintain housing. The project will include 49 units, 10 low-income units with very low rents (30% CMI units) that can be offered to the target population. In addition, the project will include an additional 6 set aside units (50 and 60% CMI) for Veterans. A designated Service Coordinator will be responsible for linking the target population at the site with supportive, medical, or advocacy services in the general community for which they are entitled, with a desired outcome of keeping them independent in their units. Specific services to be offered under this agreement include:

- Completion of an intake assessment for Veteran residents or families experiencing homelessness. The Service Coordinator will make reasonable effort to engage these residents in this process. It is understood and agreed that the tenant has to voluntarily agree to participation in the process.
- Development of a case management plan for Veterans or families experiencing homelessness, completing the intake assessment. This plan may include referral to other resources, including Veteran specific services and resources and supportive community services for families. Specific services will include linking residents with programs that support independence and self-sufficiency, employment opportunities and financial assistance and management.
- The Service Coordinator will facilitate programming and supportive services for the project. This will be done through:
 - Monthly on site visits by the assigned Service Coordinator during the three month lease of phase and quarterly on site visits by the assigned Service Coordinator quarterly thereafter for the term of this agreement. An assigned service coordinator will also be available by telephone and email outside of the designated times above.
 - Facilitation of an annual meeting where tenants and the management company can meet to discuss any issues or concerns.

- o The scheduling of quarterly educational services with an emphasis on presentations designed to assist Veteran residents and families experiencing homelessness in overcoming barriers as identified on the tenant assessments. Potential sessions include self- improvement, employment and educational opportunities and financial management, and developing relationships with the County Veterans Service Officer and the Center for Veterans Issues.

In addition LSS agrees to assist the property management group in outreach efforts with community partners to raise awareness of this unique opportunity with the target population. LSS will work with the management company to market the low-income units to the target population as able.

The goal of the Service Coordinator is to enhance the success of Veteran individuals, couples and families, and to promote their ability to remain in their unit. The services identified above will enhance independent living success and promote dignity of residents by addressing needs with a one-on-one approach.

Traditional service provision through LSS has long included services to Veterans and individuals at risk of homelessness. The Business Leadership Team of LSS has identified targeting and expanding services to Veterans as a need and priority. As a result of the above LSS has over three years' experience working with Veterans and homeless families. Current LSS programs known to include Veterans and at risk homeless populations as participants/service recipients include:

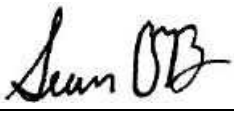
- HUD Housing and HUD Housing Service Coordination
- Off the Square Club- a daytime drop in center for people with serious and persistent mental illness as well as homelessness. Emotional support, vocational and recreational opportunities, and structuring of individual schedules are available.
- Veterans Housing and Recovery Programming - residential facilities for homeless veterans to receive the job training, education, counseling and rehabilitative services they need to obtain steady employment, affordable housing and the skills to sustain a productive lifestyle
- Dane County Rapid Rehousing Program - a program providing homeless families with rent assistance and supportive case management services
- Outpatient Treatment Services- intensive outpatient treatment for adults and adolescents dealing with addiction.
- Pre-marriage workshops

Annual Budget

The fee for providing Service Coordination as above is \$3500 per year in years 1-5, \$3750 in years 6-10, and \$4000 in years 11-15 of the compliance period. These amounts will be paid by Northpointe Development to LSS commencing with certificate of occupancy for the named project, and annually thereafter through completion of the compliance period, as indicated above, on the anniversary of initial certification of occupancy.

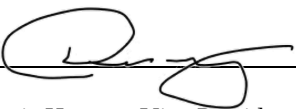
By signature below the parties hereby agree to the terms and conditions above.

NORTHPOINTE DEVELOPMENT

By: 

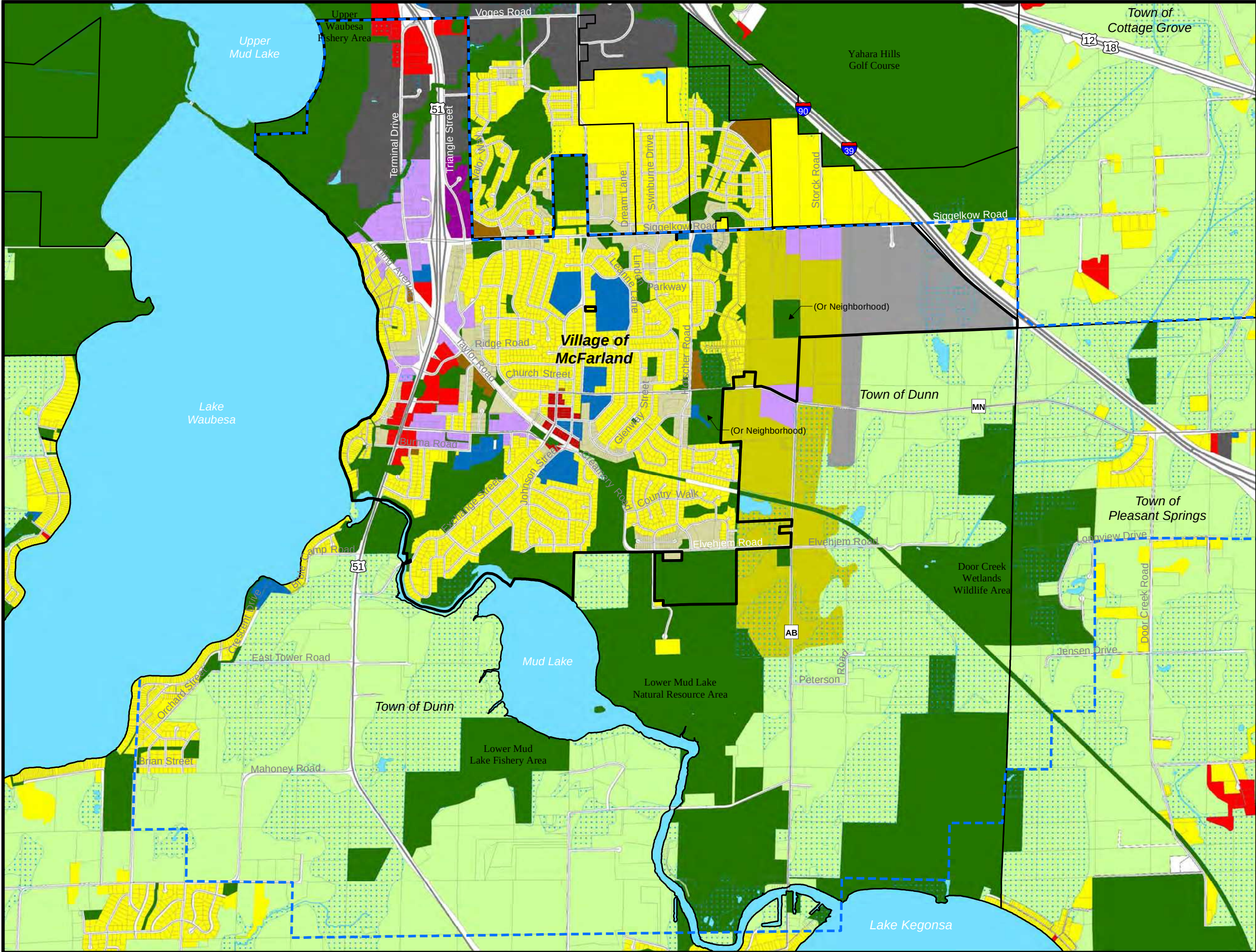
Date 11/17/2020

LUTHERAN SOCIAL SERVICES OF WISCONSIN AND UPPER MICHIGAN, INC.

By: 

Date 11/17/2020

Dennis Hanson, Vice President of Residential Services



MAP 6

FUTURE LAND USE



COMPREHENSIVE PLAN

Legend

Future Land Use

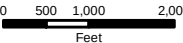
- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor
- DNR Wetlands and Potential Wetland Indicators over Undeveloped Lands
- Agricultural Preservation
- Urban Reserve
- Water
- Rights-of-Way

--- Village of McFarland Extraterritorial Jurisdiction Boundary

▣ Village of McFarland Limits (8/18)

▣ Other Municipal Limits (2018)

Shapes on this map represent the Village's vision for future land use within the Village and its extraterritorial jurisdiction. For such lands, this map is not intended to represent existing land use or zoning, or to compel property owners to change the use of their land. For example, owners of agricultural or other rural land may maintain their current land use. Actual boundaries between different future use categories and implementing zoning districts may vary somewhat from representations on this map. This map also identifies the City's Marsh Road Neighborhood Plan west of the Interstate and north of Siggelkow Road, and existing land use elsewhere beyond the Village's extraterritorial jurisdiction.



Date: May 2019

Data Sources: Village of McFarland, Dane County LIO, WDNR, and CARPC



Figure 4-1: Future Land Use Categories and Policies

Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Single Family Residential	Predominantly single family detached homes, generally in “subdivision” settings. May include limited two family residences where compatible with a predominantly single family environment. Within the Village, all such areas will be served by public sanitary sewer and water systems.	Within Village, R-1, R-1A, and R-1B Residence Districts and R-2 Single- and Two-Family Residence (more limited) CO Conservancy (for parks, stormwater, and other open areas)	1. Prepare or require a neighborhood plan/concept development plan in advance of each subdivision proposal. 2. Promote interconnection in road and trail networks; minimize long cul-de-sacs and dead-end streets. 3. Require submittal of stormwater management and erosion control plans for new developments. 4. Encourage conservation neighborhood design, including allowing smaller lots and preservation of large open space corridors, in areas with soil limitations and natural resource amenities. 5. Where smaller lots are permitted, pay careful attention to home quality, variety, design, setbacks, and garage placement through zoning, covenants, and development agreements. 6. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.
Two Family and Townhouse Residential	Duplexes and two-flats, townhouses, single family residences, home occupations, and small-scale institutional and recreational uses, all served by public sanitary sewer and water systems.	R-2 Single- and Two-Family Residence R-E Elderly Residence PD, PD-I Planned Development	1. Disperse two family and townhouse residential uses through the Village, rather than repeating blocks of this type of future land use in just a few areas. 2. Encourage design of two family houses and townhouses to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with garage-door dominance. 3. Hold new two family houses and townhomes to similar standards for quality and livability expected of single family housing. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), and garage parking. 4. Work with County, State, and local lenders to assist with rehabilitation of older duplexes in the Village. 5. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.
Multiple Family Residential	A range of housing types, including multiple family residences (e.g., condominiums, apartments, multiplexes), including independent elderly housing. May also include single family residences. Served by public sanitary sewer and water systems.	R-3 General Residence R-E Elderly Residence PD, PD-I Planned Development	1. Disperse higher-density residential uses through the Village, rather than high concentrations in a few areas. 2. Encourage design of multiple family developments to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with large parking lot dominance. 3. Hold new multiple family housing to similar standards for quality and livability expected of single family housing. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), garage or underbuilding parking, and responsible management. 4. Monitor areas of aging multiple family housing so that they are community assets. Work with owners and property managers to address problems, and direct them to County and State programs and local lenders. 5. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.

McFarland
SUMMARY SHEET

MEETING DATE: Monday, February 15, 2021

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action on a site design/review application submitted by Northpointe Development Corp. for a three building, 49-unit residential project at Lot 56 Prairie Place Subdivision, located at the corner of Holscher Road and Broadhead Street.

PREVIOUS ACTION:

ISSUE SUMMARY:

The applicant's development plans, and staff comments for this agenda item, are addressed under the previous agenda item 5a, regarding the conditional use permit for the development. Approval of the Site/Design Review permit is premised on prior review and approval of the Conditional Use Permit by the Plan Commission. The recommended conditions of approval are the same as those recommended for the Conditional Use Permit.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Approve a Site/Design Review Permit for a 49-unit multi-family development on Lot 56 Prairie Place subdivision as submitted, conditioned on:

1. Addressing recommended conditions of approval as identified in the McFarland Fire & Rescue Department staff review letter dated February 5, 2021.
2. Addressing recommended conditions of approval as identified in the Village Engineer's staff review letter dated February 12, 2021.
3. Revising the final plan sheets to show the handicap accessible parking stalls adjacent to Building #2 in the same location on all applicable site plan sheets.

Applicant shall submit final revised site plan sheets to the Community & Economic Development Department for Village staff review for compliance with the conditions of approval.

ATTACHMENTS:



None

McFarland
SUMMARY SHEET

MEETING DATE: Monday, February 15, 2021

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion regarding potential use and redevelopment of 4008 Terminal Drive, preapplication meeting requested by Chad Strutzel.

PREVIOUS ACTION:

ISSUE SUMMARY:

4008 Terminal Drive, collectively parcels 071027385158 (4008 Terminal Drive), 071027386401 (4012 Terminal Drive), and 071027386201 has been listed for sale at a price of \$1,200,000. The properties are within the Village's Tax Increment District (TID) #3. Below is some additional information regarding each parcel.

- Parcel 071027386201, unimproved, zoned M-IC, 4.8 acres, assessed value \$110,200.
- Parcel 071027386401, residential house built ~1950, zoned C-H, 0.6 acres, assessed value \$284,000
- Parcel 071027385158, office building built ~1980, zoned C-H, 0.6 acres, assessed value \$323,800

Chad Strutzel is interested in acquiring these parcels for the purpose of potentially developing the lands for a commercial condominium for personal storage of collector cars ("automobile condominium suites"). His vision is modeled after a similar development in Naperville, IL called Iron Gate Motor Condos, www.irongatemotorcondos.com. The Iron Gate facility offers secure, temperature controlled "private garage condos" that can be customized as personal garage, workshop and private office spaces. The facility includes a private club house for member use and events. The 15 acre property also includes 35,000 square feet of commercial space specifically for automotive related businesses open to the public. The development is described as "the ultimate garage lifestyle community". Chad has provided a link to a video of Iron Gate <https://www.youtube.com/watch?v=j3K0p-Sx0rc>. Also included in the packet is a set of representative photos from Chad and a preliminary site plan.

While the concept plan is very preliminary in nature, the following are a few notable issues:

- Stormwater Management. There are no areas identified for stormwater management.
- Wetland Buffer. There is a linear wetland along the rear property line. This requires a 75' setback.



- **Lot Coverage.** Presumably all three properties would be zoned C-H to allow the proposed use, with a conditional use permit. The C-H District has a maximum lot coverage of 70% (all pervious areas). The proposed amount of pervious area appears to exceed this requirement.
- **Event Parking.** Chad has indicated that part of the community benefits to the proposed development would be car shows where owners display their vehicles. The development would need to address how event parking would be handled. Terminal Drive currently is a rural cross section and is not designed to support off-street parking, particularly given the amount of semi-truck traffic. There is an adjacent parking lot to the south of the property but this is owned by Dane County Parks Department is not a Village public parking lot.
- **Access.** Access is proposed from one driveway on Terminal Drive. This may be acceptable; however, some consideration should be given for a secondary access from the right-of-way entrance into the Dane County Parks parking lot.
- **Emergency Services & Security.** The site plan will need to accommodate Village fire truck maneuvering and access for driveway surface width and apparatus turn-around requirements. In addition, given the units could store high valued automobiles, considerations for site security measures and sprinkler systems should be considered if the proposal moves forward.

Addressing many of the issues noted above will likely result in a smaller development than shown in the preliminary concept plan which could affect the feasibility of the project.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

The properties are part of several Village plans which can be viewed on the Community Development website www.mcfarland.wi.us/developmentplans

- **2019 Lodging Market Feasibility Study/Analysis.** This study analyzed the feasibility of an upper-mid scaled franchised hotel on the property. The study concluded that a 60-70 room hotel on 2-3 acres would be viable.
- **2017 Comprehensive Plan.** The properties are identified for "Highway and General Commercial" on the Future Land Use Map. Figure 4.1 (page 35) provides a general description of preferred land uses including, but not limited to, a range of retail, commercial service, office, restaurant, lodging, health care, outdoor sales, and institutional uses, with limited outdoor display and storage. The proposed use supports General Land Use Policy #5 to promote infill development for underutilized properties along Terminal Drive; however, the proposed use is inconsistent with General Land Use Policy #1, which calls for following the land use recommendations in the Comprehensive Plan and in more detailed plans such as the Terminal & Triangle District Plan. Page 47 (Volume II) further states that "future land uses are to focus on commercial service and some retail uses that serve the traveling public, complement existing and planned businesses in the area, and serve McFarland residents with land uses not appropriate or viable for the downtown or Farwell/Highway 51 commercial



areas".

- 2010 Redevelopment District No. 1. This plan identifies the woodland property and single-family residence as blighted properties. Map 5, Proposed Land Uses, identifies all three properties within the "Mixed Use-Hospitality/Commercial/Industrial" land use category.
- 2005 Terminal & Triangle District Plan. This plan identifies the properties within the "Beltline-Oriented Commercial Subdistrict." Map 2 provides a general description of preferred land uses including, but not limited to, hotel, retreat/conference center, sit-down restaurant, highway & job-oriented retail, clinics & daycare, office, and limited fuel/convenience. Map 5 illustrates a conceptual site plan for redevelopment of several properties along Terminal Drive, including the subject properties. Map 5 contemplates redevelopment that includes adjacent properties in the City of Madison.
- 2004 Tax Increment District #3 Project Plan.

ORDINANCE REFERENCE:

[Sec. 62-71](#) of the Zoning Code provides a list of permitted and conditional uses within the C-H and M-IC Districts. Noting that "mini-warehouses" are a conditional use in the C-H District but not permitted within the M-IC District. While the proposed use is not your typical mini-storage development, the primary purpose is to provide secure space where clients can self-store and retrieve their goods (cars, trucks, boats, RV, etc.) which is sufficiently similar to the purpose of mini storage units; the most applicable classification under the Sec. 62-71 of the Village's Zoning Code. Vehicle repair and body shops are also conditional uses in the C-H District.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is presented for discussion only. Mr. Strutzel would like to get general input from the Plan Commission on the appropriateness of this proposed use and general site layout concerns before considering moving further with property acquisition, detailed site planning efforts, and development permits. He has also appeared at the February 3rd CDA meeting for a similar discussion given the property is located in TID #3. In the Director's opinion, while an interesting concept, the proposed development does not present the highest and best use of the property. The proposed use is not consistent with general vision for the area identified in the 2005 Terminal & Triangle District Plan. While there is some public retail space shown in the concept plan, the proposed use does not offer the same level of community benefits as the other potential uses described in the plan. Furthermore, it should be noted that the site itself is considerably smaller than the Iron Gate property in Naperville, and therefore, would be a scaled-down version; even more so with adjustments to the conceptual site plan previously discussed. If the project were to move forward, the following Village land use and zoning permits would be required:

- Comprehensive Plan Amendment Permit
- Rezoning Permit
- Conditional Use Permit
- Condominium Plat Permit
- Site/Design Review Permit



ATTACHMENTS:

1. 4008-Terminal-Dr-McFarland-WI-Commercial-Land-Flyer
2. 4008 Terminal Drive_Strutzel_Photos
3. 4008 Terminal Drive_Strutzel_AUTO CONDO-Concept
4. Figure 2, Grams Property Wetland Delineation Report & Data Forms
5. McFarland_Comprehensive_Plan_-_Future_Land_Use_Map
6. Map 5 from Redevelopment District No. 1_01.06.2010
7. Map_2_-_Planned_Land_Use_TTD Plan
8. Map_5_-_Beltline-Oriented_Commercial_Subdistrict_TTD Plan

Land For Sale

4008 Terminal Drive
McFarland, WI

Three adjacent parcels of land off the intersection of Hwy 51 and 12/18 Beltline Hwy, backing up to the waterfront of Capital Springs Recreation Area. Ideal location for a future hotel, headquarters, or high-rise office building to set the gateway to McFarland.

Highlights:

- Just south of Madison, near two highways
- Located in a TIF District of McFarland, who has interest in seeing the land developed
- Parcel Size: 5.94 Acres
- Price: \$1,200,000
- Zoning: Highway/Industrial Commercial



Listing Agent:

John Schneider

Cell: 608-217-4602

Office: 608-838-4457

Co-Listing Agent:

Bryan Earleywine

Cell: 608-206-7270

Office: 608-838-4457



EXIT Realty HGM

4211 W Beltline Hwy

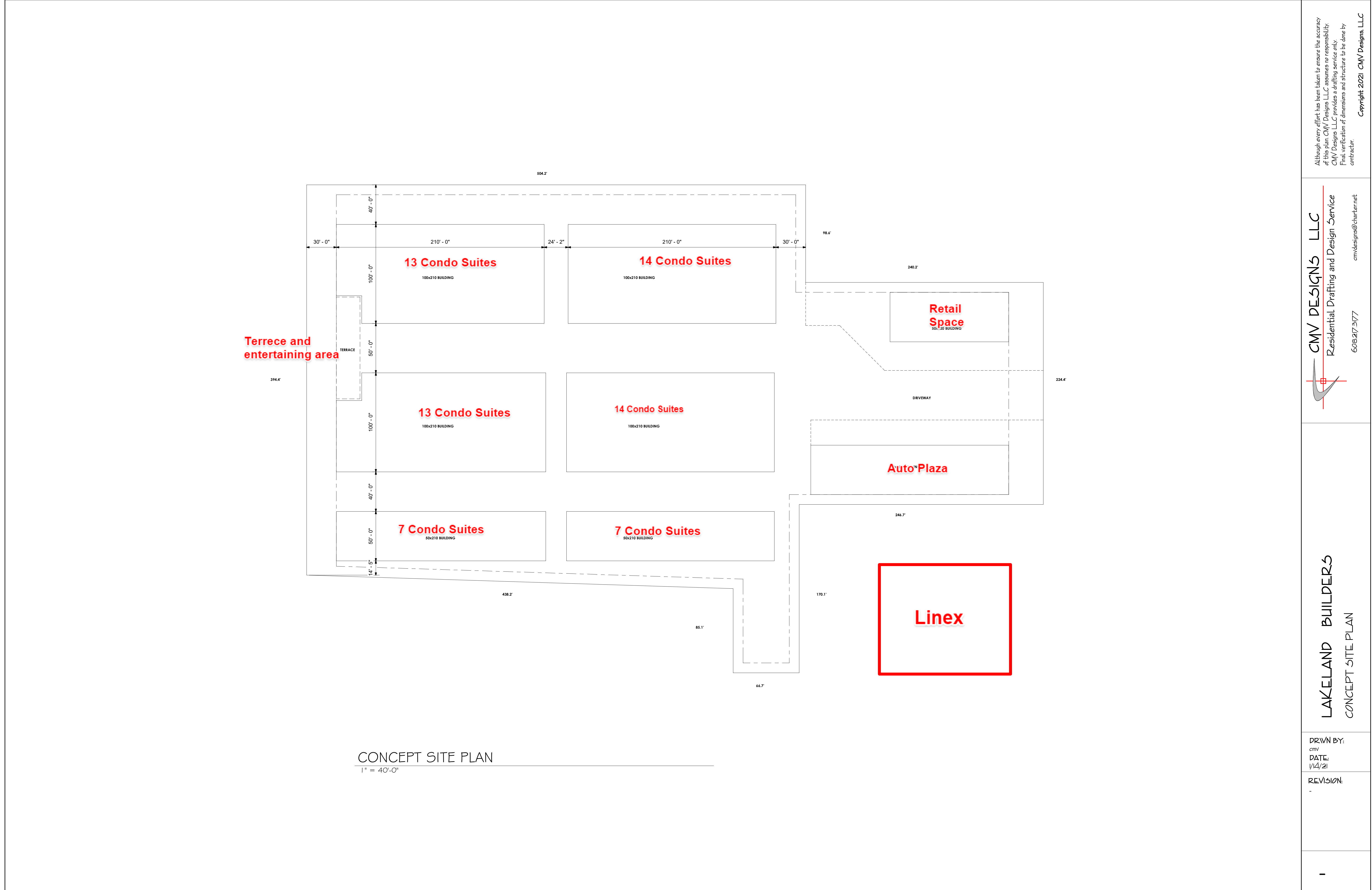
Madison, WI 53711





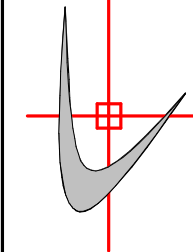






CONCEPT SITE PLAN
1" = 40'-0"

Although every effort has been taken to ensure the accuracy of this plan, CMV Designs LLC assumes no responsibility. CMV Designs LLC provides a drafting service only. Final verification of dimensions and structure to be done by contractor.
Copyright 2021 CMV Designs, LLC



CMV DESIGNS LLC

Residential Drafting and Design Service

608.217.3177

cmvdesigns@charternet

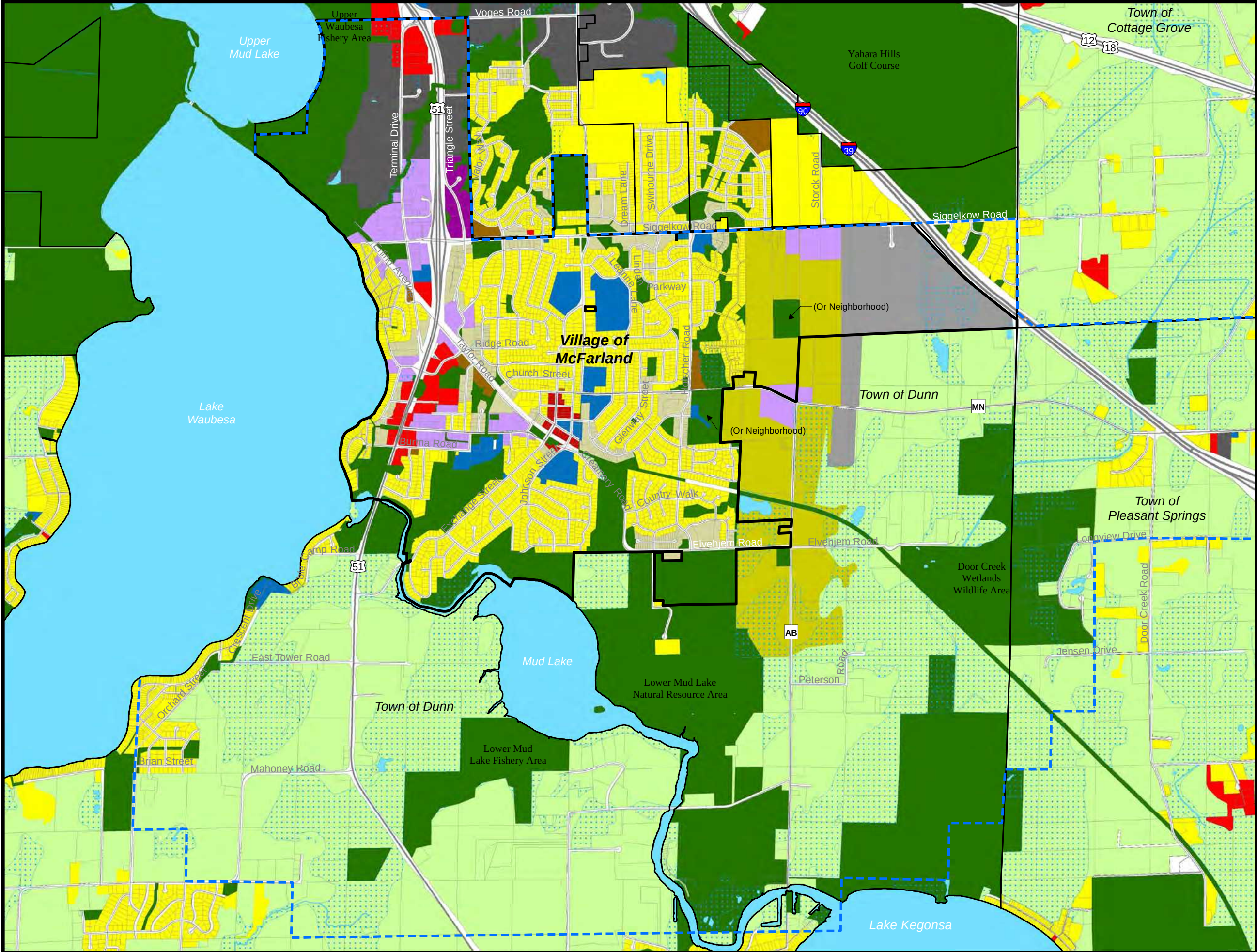
LAKELAND BUILDERS
CONCEPT SITE PLAN

DRAWN BY:
cmv
DATE:
1/14/21
REVISION:
-

Figure 2: Investigation Area, Wetlands & Sample Plots.

Imagery Source: Wisconsin Regional Orthophotography Consortium, 2010.





MAP 6

FUTURE LAND USE



COMPREHENSIVE PLAN

Legend

Future Land Use

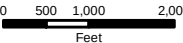
- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor
- DNR Wetlands and Potential Wetland Indicators over Undeveloped Lands
- Agricultural Preservation
- Urban Reserve
- Water
- Rights-of-Way

--- Village of McFarland Extraterritorial Jurisdiction Boundary

▣ Village of McFarland Limits (8/18)

▣ Other Municipal Limits (2018)

Shapes on this map represent the Village's vision for future land use within the Village and its extraterritorial jurisdiction. For such lands, this map is not intended to represent existing land use or zoning, or to compel property owners to change the use of their land. For example, owners of agricultural or other rural land may maintain their current land use. Actual boundaries between different future use categories and implementing zoning districts may vary somewhat from representations on this map. This map also identifies the City's Marsh Road Neighborhood Plan west of the Interstate and north of Siggelkow Road, and existing land use elsewhere beyond the Village's extraterritorial jurisdiction.



Date: May 2019

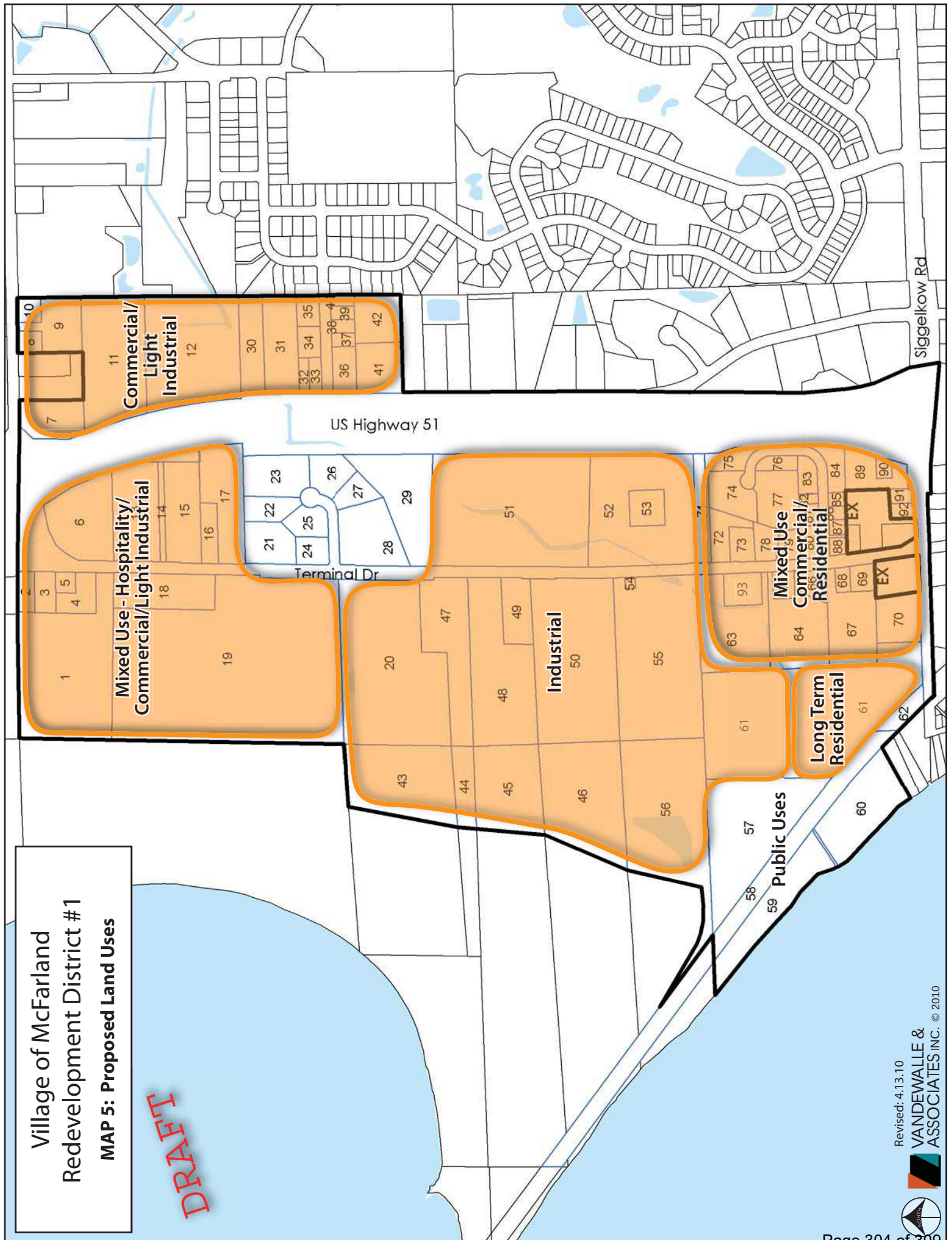
Data Sources: Village of McFarland, Dane County LIO, WDNR, and CARPC



Village of McFarland Redevelopment District #1

MAP 5: Proposed Land Uses

DRAFT



Revised: 4.13.10

VANDEWALLE &
ASSOCIATES INC. © 2010



Map 2: Planned Land Use

Terminal & Triangle District Plan
Village of McFarland, Wisconsin

Beltline-Oriented Commercial Subdistrict

- Hotel
- Retreat/conference center
- Sit-down restaurant
- Highway & job-oriented retail
- Clinics and daycare
- Office
- Limited fuel/convenience

Industrial Center

- Manufacturing
- Distribution
- Office
- Compatible commercial

Mixed-Use Lakeview Village

- Mixed-use buildings & sites
- Office & residential
- Neighborhood & lake-oriented retail
- Potential transit station
- Higher profile buildings
- Under-building parking

Triangle/Meinders Subdistrict

- Land use mix similar to Badger Business Park & employment center to the south
- Stormwater improvements
- Possible land assembly/consolidation

Highway 51 Design Subdistrict

- TIF Boundary
- - - Municipal Boundary
- Planning Area Boundary

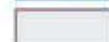
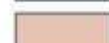
Created: 4.26.05
Revised: 8.31.05

Vandewalle & Associates
© 2005

Map 5: Beltline-Oriented Commercial Subdistrict

Terminal & Triangle District Plan
Village of McFarland, Wisconsin

Legend

-  Commercial - Retail, service or office
-  Hotel
-  Medical Clinic/Corporate Office
-  Parking
-  Existing Buildings
-  Existing trees
-  Proposed trees



Memorandum

To: McFarland Plan Commission
From: Community Development Department Staff
Date: February 11, 2021
Re: **January Property Maintenance Report**

Date	Address	Owner	Complaint Type	Complaint Comments	Status
1/4/2021	4705, 4709 & 4711 Siggelkow Road	Brittany Woods LLC	Snow Removal	snow removal from sidewalk	Resolved
1/4/2021	Taylor Road - RR crossing	Village of McFarland	Snow Removal	snow removal from sidewalk	Resolved
1/4/2021	4700 Dale Street	Midwest Invest. Group LLC	Snow Removal	snow removal from sidewalk	Resolved
1/4/2021	5817 Milwaukee Street	Village of McFarland	Snow Removal	snow removal from sidewalk	Resolved
1/5/2021	4916 Burma Road	Leges Properties LLC	Snow Removal	snow removal from sidewalk	Resolved
1/5/2021	4914 Burma Road	Moroney	Inoperable Vehicle	vehicle on lawn, inoperable	Resolved
1/5/2021	4908-10 Burma Road	Leeder	Snow Removal	snow removal from sidewalk	Resolved
1/8/2021	5807 Anthony Street	Berkseth	Vehicle Improperly Parked	vehicle parked on lawn	Resolved
1/6/2021	4604 Siggelkow Road	Quam	Snow Removal	snow removal blocking vision	Resolved
1/11/2021	5910 Anthony Street	Homestead Apts	Vehicle Improperly Parked	vehicle in street, no plates	Resolved
1/12/2021	6331 Exchange Street	Wagner	Snow Removal	snow removal from sidewalk	Resolved
1/12/2021	6119 Exchange Street	Bouffiou Properties McF	Snow Removal	snow removal from sidewalk	Resolved
1/14/2021	5910 Spartan Drive	Spartan Drive LLC	Junk/Debris	furniture at curb	Letter Sent
1/21/2021	Holscher & Broadhead	Prairie Stone Condos	Snow Removal	snow removal from sidewalk	Resolved
1/21/2021	Broadhead Street	McFarland Lutheran Cmt.	Snow Removal	snow removal from sidewalk	Resolved
1/21/2021	5911 Spartan Drive	NAK Development	Junk/Debris	mattresses at curb	Letter Sent
1/25/2021	6208 Exchange Street	Hanson	Junk/Debris	glass fish tank at curb	Monitoring
1/27/2021	4605 Larson Beach Road	Walgreens	Snow Removal	snow removal at curb	Resolved
1/27/2021	5801 US Highway 51	Cress CHC LLC	Snow Removal	snow removal from sidewalk	Resolved
1/28/2021	McFarland Highschool - Farwell	McFarland School Dist	Snow Removal	snow removal at curb	Resolved
1/29/2021	3179 Holscher Road	PW handles this	Snow Removal	snow removal from sidewalk	Resolved

Memorandum

To: McFarland Plan Commission & CDA

From: Andrew Bremer, AICP
Community & Economic Development Director

Date: February 9, 2021

Re: **January 2021, Community & Economic Development Department Highlights**

The following is a summary of new construction activity for the month and YTD, including permit numbers and associated revenues.

YTD New Construction Building Permits

	2020	6-Year	4-Year	2-Year	2021
Building Permits (new construction)	Actual	Average	Average	Average	Actual YTD
SF (Total Units)	50	52	62	58	1
Duplex (Total Units)	2	10	14	8	0
MF (Total Units)	100	34	42	64	51
Total Res. Units	152	96	117	130	52
Commercial	2	3	3	2	0

30 total building permits issued in the month, including one new multi-family development (4900 Larson Beach Road – MSP Real Estate) and one new single-family home. The year started with 17 vacant SF lots in the active east-side subdivisions (excluding Rosewood Fields).

YTD Department Revenues

		2020	6-Year	4-Year	2-Year	2021	2021	YTD % of
Account		Actual	Average	Average	Average	Budget	Actual YTD	Budget
44300-101	Building Permit	\$ 107,880	\$ 86,912	\$ 108,271	\$ 107,597	\$ 100,000	\$ 2,105	2%
44300-102	HVAC Permit	\$ 35,771	\$ 31,876	\$ 39,038	\$ 33,402	\$ 42,500	\$ 375	1%
44300-103	Plumbing Permit	\$ 34,745	\$ 33,641	\$ 40,767	\$ 36,058	\$ 42,500	\$ 579	1%
44300-104	Electrical Permit	\$ 50,335	\$ 42,755	\$ 52,062	\$ 48,718	\$ 48,000	\$ 885	2%
44300-105	Sprinkler Fee	\$ 6,210	\$ 3,197	\$ 4,776	\$ 4,466	\$ 7,750	\$ -	0%
44300-106	Fire Alarm Inspection Fee	\$ 2,465	\$ 2,485	\$ 3,728	\$ 3,490	\$ 5,000	\$ -	0%
44300-108	CD Occupancy Inspection Fee	\$ 9,535	\$ 8,148	\$ 9,496	\$ 8,993	\$ 9,000	\$ -	0%
44900-000	Misc. CD Permit Fees	\$ 136,217	\$ 125,238	\$ 156,972	\$ 120,464	\$ 75,000	\$ 903	1%
46800-000	Community Development Fees	\$ 22,556	\$ 11,887	\$ 12,530	\$ 16,166	\$ 12,500	\$ 1,536	12%
47210-000	City - Building Inspection	\$ -	\$ 18,696	\$ 10,159	\$ -	\$ -	\$ -	0%
	Total Revenue	\$ 405,713	\$ 364,834	\$ 437,798	\$ 379,353	\$ 342,250	\$ 6,382	1.9%
* As of 1/31, 8.3% through calendar year								

Total C&ED deposits for the month were \$9,228.25. Note, the MSP permit revenue will be shown in the February report based on date of deposit.

Summary of Department Activities:

- Submittal of a grant application through the PSC Energy Innovation Grant Program for funding assistance for a potential geothermal installation at the planned new public safety center.
- Continued work with the Ad-Hoc Sustainability Committee on development of the Sustainability Plan.
- Village Board action on prior month C&ED related applications/projects:
 - Approval of Ordinance #2021-01 rezoning remnant lands at 5761 & 5771 Holscher Road and approval of CSM (planned public safety center site).
 - Approval of Resolution #2021-03 approving sale of 4900 Larson Beach Road to MSP Real Estate.
 - Approval of Resolution #2021-02 Release of Development Agreement for Woodlands Commons.
- Status update of larger development projects previously approved:
 - 5610-14 USH 51 (Neitzel) commercial development. Lakeview Dental wall sign completed, tenant space nearing occupancy.
 - 4608 Siggelkow Road (Waubesa Village Phase 3). Exterior framing nearing completion.
 - Condos at Prairie Place Condominium (CF Investments). Construction on-going for all buildings except the southern 4-unit building which is permitted for foundation only at this time.
 - 4900 Larson Beach Road. MSP has begun construction of the future multi-family apartment building.
- Meetings, Webinars & Conferences attended by Department Director:
 - January 6th, CDA meeting
 - January 11th, Village Board meeting
 - January 12th, Police Chief Recruitment Listening Session
 - January 13th, CivicEngage Website Training
 - January 13th, Public Safety Meeting
 - January 14th, Sustainability Committee Meeting
 - January 19th, Chamber Board Meeting
 - January 19th, Public Utilities Committee Meeting
 - January 19th, Plan Commission Meeting
 - January 25th, Committee of Whole Meeting
 - January 25th, Village Board Meeting
 - January 28th, Parks Committee Meeting
 - January 29th, CivicEngage Website Training

Look ahead to potential March 3rd, CDA Items:

- 5411 Bashford Street, TIF Application (Dan Chin Homes, Mixed Use Development)

Look ahead to potential March 15th, PC Agenda Items:

- 5411 Bashford Street, CUP & Site/Design Review Applications (Dan Chin Homes, Mixed Use Development)
- 4911 Burma Road, Site/Design Review Application (American Legion, Outdoor Consumption Patios)