

DANE COUNTY APPLICATION FOR 2024 AFFORDABLE HOUSING DEVELOPMENT FUND

This application should be used for project seeking Dane County AHDF funds. Applications must be submitted electronically to DCDHS Division of Housing Access by **noon on August 5, 2024**. Upload application materials to the [Dane County AHDF Dropbox](#).

APPLICATION SUMMARY

ORGANIZATION NAME	Horizon Development Group, Inc.		
MAILING ADDRESS If P.O. Box, include Street Address on second line	5201 East Terrace Drive, Suite 300, Madison, WI 53718		
TELEPHONE	(608) 354-0820	LEGAL STATUS <input type="checkbox"/> Private, Non-Profit <input checked="" type="checkbox"/> Private, For Profit <input type="checkbox"/> Other: LLC, LLP, Sole Proprietor Federal EIN: <u>39-1861225</u> Unique Entity Identifier (UEI):	
FAX NUMBER	(608) 354-0880		
NAME CHIEF ADMIN/ CONTACT	Scott Kwiecinski		
INTERNET WEBSITE (if applicable)	https://horizondbm.com		
E-MAIL ADDRESS	s.kwiecinski@horizondbm.com		

PROJECT NAME: Please list the project for which you are applying.

PROJECT NAME	PROJECT CONTACT PERSON	PHONE NUMBER	E-MAIL
Ellis Potter Apartments	Scott Kwiecinski	(608) 354-0820	s.kwiecinski@horizondbm.com

FUNDS REQUESTED: Please list the amount and source of funding for which you are applying.

TOTAL PROJECT COST	AMOUNT OF AHDF FUNDS REQUESTED	PERCENT OF AHDF FUNDS TO TOTAL PROJECT COST
\$20,733,910	\$950,000	4.58%



Signature of Chief Elected Official/Organization Head

CEO
Title

Mick Hintz

8/5/2024

Printed Name

Date

PROJECT DESCRIPTION

- A. **PROJECT NAME AND LOCATION:** Indicate the name, address, and census tract where the project will be located. Attach maps to the application indicating the location of the proposed project.

Project Name:	Ellis Potter Apartments
Project Address:	1 Ellis Potter Ct
City, State, Zip:	Madison, WI, 53711
Parcel Number:	070825402020, 070825402012, & 070825402054
Census Tract:	4.08

- B. **JURISDICTION:** Indicate the name of the jurisdiction where the project will be located, i.e., City, Town, or Village. Is the jurisdiction supportive of the project? Describe any meetings that have been held with municipal staff, applicable municipal committees, and neighborhood/community groups.

The proposed project is located in the City of Madison. Horizon met with the City throughout 2023 which included meetings with representatives from Zoning, Planning, and Community Development divisions. The City approved a conditional use permit for the proposed development through a conditional use process under the current SE Suburban Employment zoning. Additionally, City of Madison funding has been secured for the Ellis Potter Apartments, meaning the applicable CDBG, Finance Committee, and Common Council meetings have all been attended and were successful for the project. Separate outreach efforts included Districts 19 and 20 alderpersons throughout 2023 and early 2024, as well as a neighborhood meeting completed October 2, 2023.

- C. **MUNICIPAL PARTNERSHIPS:** Please describe any partner resources the municipality will be dedicating to support your project including but not limited to tax increment financing; reducing or eliminating permitting or impact fees; local housing funds; density bonus; land dedication or reduced land costs, etc.

\$1,900,000 in affordable housing funds from the City of Madison has been committed. Additionally, the project will benefit from a reduction in park impact fees for the 55 affordable units that are created. In exchange for certifying "low-cost housing," the project impact fees will be reduced by approximately \$246,565 (55 affordable units x \$4,483 per affordable unit).

Is the project eligible for municipal affordable housing resources? If not please indicate why the project is not eligible.

Yes, the project is eligible for municipal affordable housing resources and has received a \$1.9 million commitment from the City of Madison AHF.

- D. **ZONING:** Provide the current zoning classifications of the site and describe any changes in zoning, variances, special or conditional use permits, or other items that are needed to develop this proposal. Indicate if the project is consistent with any local comprehensive plans.

The Current Zoning for the property is SE (Suburban Employment District). This district permits multi-family dwelling with a conditional use permit being required. The project received conditional use approval from the City of Madison to move forward with the proposed development.

E. PROJECT DESCRIPTION: Provide a detailed description of the project, including proposed affordability period.

Ellis Potter Apartments is a proposed 65-unit multifamily community located at 1 Ellis Potter Ct. (property also consists of 15 Ellis Potter Ct. and 99 Ellis Potter Ct.) in Madison, Wisconsin. The project will be all new construction and consist of a 3-story, 54-unit senior community with underground parking and a 2-story, 11-unit non-age restricted townhome building with detached garages. The development will include 26 one-bedroom and 28 two-bedroom apartments in the senior building, and 11 three-bedroom family units in the townhome building. In total, there will be 55 units of income-restricted affordable housing for households earning between 30% and 60% of median income and 10 units rented at market rate. Common areas planned include a community room with kitchen, fitness center, leasing office, and supportive services office. The project will include a Community Service Facility based on WHEDA's 2024 guidance. The project is anticipated to begin construction by March 2025 and be completed in Spring 2026. Horizon Construction Group, Inc. will be the general contractor and Horizon Management Services, Inc. will serve as the property manager. This project will have a land use restricted period of 40 years.

F. GREEN TECHNOLOGIES/SUSTAINABILITY: Indicate if the project will be pursuing any of the listed energy and sustainability standards. Submit certification of registration for any selected certification.

<input checked="" type="checkbox"/>	Wisconsin Green Built Gold Standard
<input type="checkbox"/>	2020 Enterprise Green Communities Certification
<input checked="" type="checkbox"/>	ENERGY STAR Multifamily New Construction and EPA Indoor airPLUS
<input type="checkbox"/>	2020 Enterprise Green Communities Certification Plus
<input type="checkbox"/>	Passive House (PHIUS)

G. WORK PLAN WITH TIMELINE AND MILESTONES: In the space below, provide a work plan for how the project will be organized, implemented, and administered. Include a timeline and accomplishments from initiation through project completion. Add in extra quarters as needed. Examples of milestones are: acquisition, bid packages released, bids awarded, site preparation, excavation, construction begins, substantial completion, certificate of occupancy, lease-up begins, etc.

ON OR BEFORE	MILESTONES
August 5, 2024	Dane County AHF (Application Submitted)
November 14, 2024	FHLB Award Announcements
December 2024	Project Design Completed
February 2025	City Signoffs and Construction Bidding Complete
March 2025	Closing and Construction Start
Spring 2026	Project Completion

- H. **UNITS:** In the space below, please list each site (street address) and building where the work will be undertaken. For each address list the number of each units by size, income category, etc. Use additional pages as needed.

ADDRESS #1:	1 Ellis Potter Court, Madison, WI 53711										
	# of Bedrooms						Projected Monthly Unit, including Utilities				
% of County Median Income (CMI)	Total # of Units	# of Studios	# of 1 BRs	# of 2 BRs	# of 3 BRs	# of 4+ BRs	\$ Rent for Studios	\$ Rent for 1 BRs	\$ Rent for 2 BRs	\$ Rent for 3 BRs	\$ Rent for 4+ BRs
≤30%	21		8	9	4			545	655	725	
40%											
50%	18		6	7	5			995	1195	1350	
60%	16		8	6	2			1200	1430	1620	
80%											
Affordable Sub total	55										
Market	10		4	6				1340	1650		
Total Units	65		26	28	11		Notes:				

*40% = 31 to 40% CMI, 50%=41%-50% CMI, 60%=51-60% CMI, 80%=61-80% CMI, Market = ≥81%

ADDRESS #2:											
	# of Bedrooms						Projected Monthly Unit, including Utilities				
% of County Median Income (CMI)	Total # of Units	# of Studios	# of 1 BRs	# of 2 BRs	# of 3 BRs	# of 4+ BRs	\$ Rent for Studios	\$ Rent for 1 BRs	\$ Rent for 2 BRs	\$ Rent for 3 BRs	\$ Rent for 4+ BRs
≤30%											
40%											
50%											
60%											
80%											
Affordable Sub total											
Market											
Total Units							Notes:				

*40% = 31 to 40% CMI, 50%=41%-50% CMI, 60%=51-60% CMI, 80%=61-80% CMI, Market = ≥81%

What percentage of maximum LIHTC rents are used for 50, 60, and 80% units? Describe the project's policy toward limiting rent increases for lease renewals? How will the project ensure long-term tenants are protected from significantly rising rent increases that may be allowed under published rent limits?

Currently, we are modeling out 50 & 60% AMI units at approximately 95% of the county median rents. Horizon Management Services, Inc. (HMS) will be the property manager and oversees 70 multifamily properties totaling 3,656 units in its portfolio regionally. The project will limit rent increases based on area median income limitations as well as WHEDA restrictions of no more than 5% annually. HMS decides annual budgets each year along with careful consideration of rent and expense increases.

- I. **SITE AMENITIES:** Check all that apply.

<input type="checkbox"/>	Community Building, square feet:
<input checked="" type="checkbox"/>	Community Room, square feet: Approx: 800
<input checked="" type="checkbox"/>	Garages, number: 10 and monthly rent: \$50
<input checked="" type="checkbox"/>	Surface parking, number: 38 and monthly rent: \$0
<input checked="" type="checkbox"/>	Underground parking, number 54 and monthly rent: \$35

J. **OTHER SITE AMENITIES:** In the following space, describe the other site amenities for tenants and/or their guests.

Common areas planned include a community room with kitchen, fitness center, and on-site leasing office. Community Action Coalition ("CAC") will also have a space designated to provide supportive services for residents and a Community Service Facility ("CSF") following WHEDA's 2023 guidelines is included. This CSF will consist of a community outreach room consisting of an activity/media and office spaces that will be occupied by End Time Ministries, a local nonprofit organization.

LOCATION

K. **NEIGHBORHOOD AMENITIES:** Describe the neighborhood in which the project will be located noting access to social, recreational, educational, commercial, and health facilities and services and other municipal facilities and services.

Ellis Potter Apartments is located on the west side of Madison in close proximity to surrounding neighborhood amenities. There is excellent access to employment opportunities, education, as well as other amenities. The development is located 400 feet from a bus stop offering convenient public transportation to jobs, amenities, and other destinations. Ellis Potter Apartments falls within the Madison Metropolitan School District and is located near various grocers such as Woodman's food market, Hy-Vee Grocery, and Walmart. Additionally, there are several options regarding healthcare with full service medical clinic less than a half mile as well as the UW Hospital just over three miles away. There are also pharmaceutical options nearby with Genoa Healthcare and Walgreens within close proximity. The development is within walking distance of several parks and recreation areas including Norman Clayton Park, Sherwood Forest Park, and Elver Park.

Identify the distance the following amenities are from the proposed site.

Type of Amenities & Services	Name of Facility	Distance from Site
Full Service Grocery Store	Woodman's Food Market	0.66 Mi.
Public Elementary School	Milele Chikasa Anana Elementary School	0.42 Mi.
Public Middle School	Akira R. Toki Middle School	0.98 Mi.
Public High School	Vel Phillips Memorial High School	1.27 Mi.
Job-Training Facility, Community College, or Continuing Education Programs	Urban League Greater Madison Southwest Employment Center Madison College West (MATC)	0.98 Mi. 2.85 Mi.

Childcare	La Petite Academy on Shroeder Rd	0.375 Mi.
Public Library	Madison Public Library-Meadowridge	1.00 Mi.
Neighborhood, Community, or Senior Center	Sharing Active Independent Lives (SAIL)	0.85 Mi.
Full Service Medical Clinic or Hospital	UW Health Odana Rd Clinic Family Medicine UW Health Science Dr Medical Center	0.46 Miles 0.92 Mi.
Pharmacy	Genoa Healthcare Walgreens Pharmacy	0.26 Mi. 0.67 Mi.
Public Park or Hiking/Biking Trails	Norman Clayton Park Sherwood Forest Park	0.32 Mi. 0.34 Mi.
Banking	Heartland Credit Union	0.46 Mi.
Retail	TJ Max West Town Mall	0.58 Mi. 1.1 Mi.
Other (list the amenities)	Kwik Trip Bus Stop Supreme Health and Fitness Mammoth Self Storage	150 Ft 400 Ft 0.52 Mi. 150 Ft

- L. **TRANSPORTATION:** Identify the travel time and cost via public transportation or public automobile from the neighborhood to places of employment providing a range of jobs for lower-income workers.

A few of the key employers in the areas where lower-income workers may seek opportunities include:

USPS- 14 Min Walk 0.7 Miles, 3 Min Drive, 8 Min Bus-cost \$2

Woodman's Food Market- 20 Min Walk 1.0 Miles, 3 Min Drive, 9 min Bus- Cost \$2

701 Gammon Road Shops (Sports clips, US Cellular, El Hornito, Caspian Grill, India House)- 22 Min Walk 1.1 Miles, 4 Min Drive, 8

Wendy's- 23 Min Walk 1.1 Miles, 5 Min Drive, 9 Min Bus- Cost \$2

Highland Gates Shopping Center (Dollar Tree, Wingstop, Cost Cutters, Subway, Little Caesars Pizza)- 22 Min Walk 1.1 Min Walk, 4 Min Drive, 8 Min Bus- Cost \$2

At Home- 29 Min Walk 1.4 Miles, 5 Min Drive, 9 Min Bus- Cost \$2

Slumberland Furniture- 19 Min Walk 1.0 Miles, 4 Min Drive, 14 Min Bus- Cost \$2

West Town Mall- 32 Min Walk 1.6 Miles, 6 Min Drive, 17 Min Bus- Cost \$2

Menards- 52 Min Walk 2.6 miles, 8 min Drive, 17 Min Bus- Cost \$2

Target- 58 Min Walk 2.8 Miles, 8 Min Drive, 19 Min Bus- Cost \$2

PROJECT APPROACH

- M. **PARTNERHIPS:** In the space below, provide information on any partnerships that have been or will be formed in order to ensure the success of the project.

This project is partnering with Community Action Coalition for South Central Wisconsin ("CAC") who offers housing and supportive services across Dane County. CAC plans to work with the development team to help expand housing options for those who have difficulty obtaining housing and who may require supportive services. Additionally, the project is partnering with Midwest

Affordable Housing Corporation as a nonprofit sponsor (funding application currently under consideration at FHLB Cincinnati). Horizon is also co-developing the project with Eminent Development Corporation. Eminent Development is led by Julian Walters who is a graduate of the ACRE program and is seeking experience in affordable housing development. Julian has and will continue to participate in meetings with municipal and community leaders (including required entitlements), financial modeling, and the LIHTC scoring process. Following a tax credit award, areas of focus will include identifying an equity investor, fulfilling underwriting requirements of the lender and investor, design team oversight, and obtaining final approvals from the City of Madison. Once construction is completed, Eminent Development will be involved with ongoing asset management decisions, marketing strategies and optimization of property performance.

- N. **LANGUAGE & INFORMATION ACCESS:** Describe project's policy and procedures for ensuring services and information will be made available to all applicants and tenants, including those with limited English proficiency and individuals who may have physical, hearing, speech, or visual impairments that require special accommodations.

Horizon Management Services (HMS) utilizes a tool called Active Builder which serves as a Resident Portal to not only make payments but also access important information. Policy and procedures, communications with staff and corporate employees, and even local establishments that residents can go to for further assistance are provided. The information is made readily available and accessible to all tenants, regardless of English proficiency or those that require special accommodations.

- O. **FAIR TENANT SELECTION CRITERIA:** Will the project incorporate tenant selection criteria detailed below? Check all that apply, and attached copy of proposed tenant screening criteria for project.

General Screening Process – will not deny applicants based on the following:

	Yes	No	
REQUIRED FOR FUNDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Inability to meet a minimum income requirement if the applicant can demonstrate the ability to comply with the rent obligation based on a rental history of paying at an equivalent rent to income ratio for 24 months
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lack of housing history
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Membership in a class protected by Dane County fair housing ordinances and non-discrimination ordinances in the municipality where the project is located.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wisconsin Circuit Court Access records
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Inability to meet financial obligations other than housing and utilities necessary for housing (gas, electric, water).
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit score
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Information on credit report that is disputed, in repayment, or unrelated to a past housing or utility (gas, electric, and water only) obligations.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Owing money to a prior landlord or negative rent payment history if the tenant's housing and utility costs were more than 50% of their monthly income.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Owing money to a prior landlord or negative rent or utility payment history if applicant does one of the following: (1) establishes a regular record of repayment of the obligation; 2) signs up for automatic payment of rent to the housing provider; or (3) obtains a representative payee.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any eviction filing if meets any of the following: (1) eviction filing was dismissed or resulted in a judgement in favor of the applicant; (2) eviction filing which was settled with no judgement or write of recovery issued (e.g. stipulated dismissal); or (3) eviction filing that resulted in judgement for the landlord more than two years before the applicants submits the application.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Criminal activity, except: (i) a criminal conviction within the last two years for violent criminal activity or drug related criminal activity resulting in a criminal conviction, and (ii) if the program or project is federally assisted, criminal activity for which federal law currently requires denial. (<i>Violent criminal activity</i> is defined in 24 C.F.R § 5.100 and means any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or be reasonably likely to cause, serious bodily injury or property damage. "Drug related criminal activity" is defined in Wis. Stat. s. 704.17(3m)(a)(2). "Drug-related criminal activity" means criminal activity that involves the manufacture or distribution of a controlled substance. "Drug-related criminal activity" does not include the manufacture, possession, or use of a controlled substance that is prescribed by a physician for the use of by a disabled person, as defined in s. 100.264(1)(a), and manufactured by, used, by or in the possession of the disabled person or in the possession of the disabled person's personal care worker or other caregiver.)

- P. **DENIAL PROCESS:** Will the project incorporate the denial process detailed below? This is required for funding.

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

1.	Prior to a denial based on a criminal record, the housing provider shall provide the applicant access to a copy of the criminal record at least five days prior to the in-person appeal meeting and an opportunity to dispute the accuracy and relevance of the report, which is already required of HUD assisted housing providers. See 24 C.F.R. § 982.553(d), which
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	applies to public housing agencies administering the section 8 rent assistance program.
2.	Prior to a denial based on a criminal record, the housing provider shall provide the applicant the opportunity to exclude the culpable family member as a condition of admission of the remaining family members.
3.	Prior to a denial decision, the housing provider is encouraged to meet with the applicant to review their application and make an individualized determination of their eligibility, considering: (a) factors identified in the provider's own screening policies, (b) if applicable, federal regulations, and (c) whether the applicant has a disability that relates to concerns with their eligibility and an exception to the admissions rules, policies, practices, and services is necessary as a reasonable accommodation of the applicant's disability. In making a denial decision, the housing provider shall consider all relevant circumstances such as the seriousness of the case, the extent of participation or culpability of individual family members, mitigating circumstances related to the disability of a family member, and the effects of denial on other family members who were not involved in the action or failure.
4.	The property manager will base any denial on sufficient evidence. An arrest record or police incident report is not sufficient evidence. Uncorroborated hearsay is not sufficient evidence.
5.	Denial notices shall include the following: a) The reason for denial with details sufficient for the applicant to prepare a defense, including: i) The action or inaction forming the basis for the denial, ii) Who participated in the action or inaction, iii) When the action or inaction was committed, and iv) The source(s) of information relied upon for the action or inaction. b) Notice of the applicant's right to a copy of their application file, which shall include all evidence upon which the denial decision was based. c) Notice of the applicant's right to copies of the property manager's screening criteria. d) Notice of the right to request an in-person appeal meeting on the denial decision by making a written request for a hearing within 45 days. The housing provider is not required to hold the unit open while the appeal is pending. e) Notice of the right to have an advocate present at the in-person appeal meeting and of the right to be represented by an attorney or other representative. f) Notice of the right to present evidence in support of their application, including, but not limited to evidence related to the applicant's completion or participation in a rehabilitation program, behavioral health treatment, or other supportive services.
6.	If the applicant requests an in-person appeal meeting, the hearing will be conducted by a person who was not involved in or consulted in making the decision to deny the application nor a subordinate of such a person so involved.
7.	The in-person appeal meeting shall be scheduled within ten working days of the request, unless the applicant requests a later date.
8.	A written decision on the application shall be provided to the applicant within ten working days after the in-person appeal meeting.

Q. **TENANCY ADDENDUM:** Affirm the project will include the following provisions within all tenant leases or as an addendum to all tenant leases? This is required to be eligible for project funding.

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

a.	Security Deposits. The amount of a security deposit shall not be more than one month's rent.
b.	Late Fees and Other Fees. Late fees must be set forth in the rental agreement. Late fees shall not exceed 5% of the tenant's portion of the monthly rent. Other penalty fees are prohibited. All other fees must be directly related to the cost for a specific amenity or service provided to the tenant and comply with all applicable laws.
c.	Rights of Youth to Access Common Spaces. Youth under the age of 18 are allow to use and enjoy common areas without supervision. This does not preclude reasonable rules in ensure the safety of children and youth.
d.	Good Cause for Termination. A tenancy may not be terminated during or at the end of the lease unless there is good cause. Good cause is defined in include the following: (i) a serious violation of the lease; (ii) repeated minor violations of the lease; or (iii) a refusal to re-certify program eligibility. Repeated means a pattern of minor violations, not isolated incidents. Termination notices and procedures shall comply with Chapter 704 of Wisconsin Statutes and federal law, when applicable. Written notice is required for non-renewal and shall include the specific grounds for non-renewal and the right of the tenant to request a meeting to discuss the non-renewal with the landlord or landlord's property management agent within fourteen (14) days of the notice. If requested, the landlord or property management agent will meet with the tenant to discuss the non-renewal, allow the tenant to respond to the alleged grounds for non-renewal, and pursue a mutually acceptable resolution.
e.	<p>Reasonable Guest Rules. Tenants have the right to have guests. In the event the property management establishes rules related to guests, they must be reasonable. Unreasonable rules include, but are not limited to the following: (1) Prior authorization of guests by the property management, unless the guest is staying for an extended period of time (e.g. more than 2 weeks); (2) Prohibition on overnight guests; (3) Requiring that the resident be with the guest at all times on the property. (4) Requiring guests to show ID unless requested by the tenant. (5) Subjecting caregivers, whether caring for a child or children, or an adult with disabilities, to limitations on the number of days for guests.</p> <p>Landlord may ban a person who is not a tenant from the rental premises if the person has committed violent criminal activity or drug related criminal activity at rental premises. No person shall be banned from the rental premises without the consent of the tenant unless the following have taken place:</p> <p>(1) A notice of the ban is issued to the tenant stating the:</p> <ul style="list-style-type: none"> (a) name of the person banned, (b) grounds for the ban including, (i) the specific facts detailing the activity resulting in the ban; (ii) the source of the information relied upon in making the ban decision; and (iii) a copy of any criminal record reviewed when making the ban decision; and (c) the right of the tenant to have a meeting to dispute the proposed ban, discuss alternatives to the ban, and address any unintended consequences of the proposed ban. <p>(2) If requested, a hearing on the ban has taken place to provide the tenant an opportunity to dispute the proposed ban, discuss alternatives of the ban, and address any unintended consequences of the proposed ban.</p> <p>A tenant may not invite or allow a banned person as a guest on the premises, provided the Landlord has followed the proper procedure and given notice to Tenant as set forth herein.</p> <p>A tenant who violates the guest policy may be given a written warning detailing the facts of the alleged violation. The written warning shall detail the violation, and warn the tenant that repeated violations may result in termination of tenancy. Tenants that repeatedly violate the guest policy, (e.g. three (3) or more violations within a twelve (12) month period) may be issued a notice of termination in accordance with state and federal law.</p>

	Nothing in this policy limits a person's right to pursue a civil order for protection against another individual.
f.	Parking Policies. Parking policies and practices must comply with applicable laws. Vehicles shall not be towed to a location that is more than 6 miles from the rental premises, unless there is not a towing company with a tow location available within 6 miles.

- R. **TENANT ACCESS TO PROPERTY MANAGEMENT:** Describe access to property management staff on site (e.g. include anticipated office hours of property management, if staff will live on-site.)

Tenants will have access to property management staff through an on-site leasing office which will operate during regular business hours (40 hours / week).

- S. **PARTNERING TO END HOMELESSNESS:** In the space below, indicate the project's willingness to partner with Homeless Services Consortium member agencies and to end homelessness for individuals and /or families by providing a preference for households experiencing homelessness. To be eligible for funding, projects must be willing to target 10% of the total project units for referrals from Homeless Services Consortium agencies.

The project will be working with Community Action Coalition ("CAC") as the HSC member agency. CAC pulls from a coordinated entry list and is a housing first agency. CAC has extensive experience in managing rapid rehousing, permanent supportive housing, transitional housing, and preventative housing in Wisconsin counties (Dane, Jefferson, and Waukesha).

Total # of Project Units	# of Units Targeted to Individuals/Families experiencing homelessness	% of Units Targeted to Individuals/Families experiencing homelessness
65	8	12.3%

Describe the process and anticipated timeline for outreach, application submittal, and tenant screening for HSC-set aside units. Also, indicate support that will be made available to for potential applicants during the application process (e.g. transportation to application site, assistance gathering required documents).

The project is willing to work with any HSC member to house those most in need in the community including those that are receiving rental assistance. The project intends to apply for project-based vouchers to support the 8 targeted units.

- T. **ACCESS TO UNITS FOR HOUSEHOLDS EXPERIENCING HOMELESSNESS:** Will the project incorporate ALL of the listed flexible tenant screening criteria detailed below for applicants

referred to units that are being targeted for individuals/families experiencing homelessness? This is required to be eligible for project funding.

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project will not deny applicants for units targeted for individuals/families experiencing homelessness based on the following:
<ul style="list-style-type: none"> Inability to meet a minimum income requirement if the applicant can demonstrate the ability to comply with the rent obligation based on a rental history of paying at an equivalent rent to income ratio for 24 months
<ul style="list-style-type: none"> Lack of housing history
<ul style="list-style-type: none"> Membership in a class protected by Dane County fair housing ordinances and non-discrimination ordinances in the municipality where the project is located.
<ul style="list-style-type: none"> Credit score
<ul style="list-style-type: none"> Information on credit report that is disputed, in repayment, or unrelated to a past housing or utility (gas, electric, and water only) obligations.
<ul style="list-style-type: none"> Inability to meet financial obligations other than housing and utilities necessary for housing (gas, electric, water).
<ul style="list-style-type: none"> Owing money to a prior landlord or negative rent payment history if the tenant's housing and utility costs were more than 50% of their monthly income.
<ul style="list-style-type: none"> Owing money to a prior landlord or negative rent or utility payment history if applicant does one of the following: (1) establishes a regular record of repayment of the obligation; 2) signs up for automatic payment of rent to the housing provider; or (3) obtains a representative payee.
<ul style="list-style-type: none"> Wisconsin Circuit Court Access records;
<ul style="list-style-type: none"> Criminal activity, except: (i) a criminal conviction within the last two years for violent criminal activity or drug related criminal activity resulting in a criminal conviction, and (ii) if the program or project is federally assisted, criminal activity for which federal law currently requires denial. (Violent criminal activity is defined in 24 C.F.R § 5.100 and means any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or be reasonably likely to cause, serious bodily injury or property damage. "Drug related criminal activity is defined in Wis. Stat. s. 704.17(3m)(a)(2). "Drug-related criminal activity" means criminal activity that involves the manufacture or distribution of a controlled substance. "Drug-related criminal activity" does not include the manufacture, possession, or use of a controlled substance that is prescribed by a physician for the use of by a disabled person, as defined in s. 100.264(1)(a), and manufactured by, used, by or in the possession of the disabled person or in the possession of the disabled person's personal care worker or other caregiver.)

SUPPORTIVE SERVICES:

U. **SUPPORTIVE SERVICES SUMMARY:** Please provide a summary of supportive services below. Subsequent questions will ask for more detailed information:

Supportive Services Partner:	Community Action Coalition for South Central Wisconsin ("CAC")			
Total annual budget for supportive services at project:	\$20,000			
Amount of annual funding project and/or developer will provide directly to supportive services at project:	\$20,000			
Full-Time Equivalent position(s) dedicated to providing services at project:	0.5			
Number of estimated weekly on-site hours of supportive services provided by identified partner:	8-16			
Project will provide on-site services in a dedicated space:	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No

V. **SUPPORTIVE SERVICES:** Describe the experience and qualifications of the organization that will be providing supportive services.

Community Action Coalition (CAC) is a nonprofit organization with a mission to transform its communities by fostering conditions where everyone can achieve social and economic security. The organization serves low-income individuals through Dane, Jefferson, and Waukesha Counties. CAC focuses on three key areas: food security, housing security, and life skills. The organization takes a housing first, holistic approach to poverty and aims to give clients wrap around services so they can have the opportunity to become self-sufficient.

CAC has a long history of administering various types of HUD-contracted housing assistance programs for low-income and homeless participants in its tri-county service area. In Dane County, CAC operates a Rapid Re-Housing Program and we have two individuals exiting that program into permanent housing this August. In 2017, CAC launched a permanent supportive housing program for chronically homeless single adults in Waukesha County. Through this program we have been able to maintain over 9 households in permanent housing including an individual who had been homeless for over 19 years. Due to the success of this permanent supportive housing program, CAC was approved by HUD to expand this program to add an additional 5 housing spots for those experiencing chronic homelessness within Waukesha County. Since 2013, CAC has offered a transitional housing program in Jefferson County. Roughly 80% of households enrolled in our transitional housing program are able to enter permanent housing upon exit with the support of our Caseworkers. CAC also currently operates a Rapid Re-Housing program for veteran families in all three counties that we serve, called Supportive Services for Veteran Families. All programs provide participants with housing navigation services, supportive services, case management, and referrals to mainstream benefits.

W. Complete the table for supportive units proposed:

	# of Bedrooms					
% of County Median Income (CMI)	Total # of Units	# of Studios	# of 1 BRs	# of 2 BRs	# of 3 BRs	# of 4+ BRs
≤30%	21		8	9	4	
40%						
50%						
60%						

X. **PREFERENCES:** Dane County AHDF requires a minimum of 10% of units provide a preference for households experiencing homelessness. Will the project require that these households meet additional preferences? Indicate all anticipated preferences below.

<input checked="" type="checkbox"/>	Persons with disabilities	<input checked="" type="checkbox"/>	Veterans
<input type="checkbox"/>	Household experiencing chronic homelessness	<input type="checkbox"/>	Individuals recovering from physical abuse, domestic violence, dating violence, sexual assault or stalking
<input type="checkbox"/>	Other:		

If the project will provide a preference for more than one target population, describe the approach that will be taken to apply preferences to tenant selection.

8 of the units will be set aside for veterans.
13 of the units will be set aside for persons with disabilities as defined by WHEDA.
8 of the units will be set aside for households experiencing homelessness.
The 8 households experiencing homelessness are encompassed within the 13 supportive housing units as defined by WHEDA.

- Y. **SCOPE OF SERVICES:** Detail the services that will be provided to tenants and approaches supportive service partner will use to address needs of tenant population. Indicate if services are targeted only to the supportive housing units, or are available to the broader tenant population. Include what strategies the services partner(s) will use to engage tenants to support their housing retention, including if tenants have potential lease violations or housing is in jeopardy.

With CAC care program guidelines around the Housing First Initiative, case managers focus on meeting clients where they are at upon entry into the program. Case managers will work with each assigned household to create individualized case plans that assist the household in maintaining permanent affordable housing. The case manager will be onsite at this location to offer services that include connections to community resources, landlord mediation, and any other services that household have identified in their case plan. All households within the building can access supportive services or referral assistance to programs. The case manager will also work to bring outside services onsite as transportation can present barriers.

CAC is also connected and partners with many community partners to assist in youth programming, tenant right resources, rental and utility assistance, personal care items, and other services that help in creating opportunities for households to maintain housing.

- Z. **TENANT ACCESS:** Describe how tenants will access services. For example, will services be on-site at development in designated space or by referral to off-site community supports.

Services will be coordinated on-site by a part time case manager (CAC employee). There will be a designated office with regular hours with referral to off-site community agencies as needed.

If services provided are referral to off-site community supports, please detail how tenants will receive information on supportive services that are available to them before and after needs arise:

The property manager will inform tenants of services available to them prior to move-in and will be available for questions throughout the leasing period. The CAC Case Manager will work with tenants to create a plan to best support the participant and recommend services that may apply.

- AA. **SERVICES SCHEDULE:** Detail the frequency of services provided and/or a proposed schedule of when on-site services are available to tenants (e.g. Monday – Friday, 8:30-4:30 p.m.):

We anticipate a supportive services case manager to be onsite 1-2 days a week during business hours, based on need.

BB. SERVICES COLLABORATION: How will the supportive services partner identify and collaborate with other community service providers in the target area:

CAC is very focused and proud of the community partnerships that we currently have within Dane County. Through a number of our current programs, we connect with community partnerships including:

Tenant resource center, Verona School District, MMSD, Sun Prairie School District, United Way of Dane County, over 36 feeding sites within Dane County, Housing Authorities, Boys and Girls Club.

These are just a few of the important partnerships, and with these connections already in order, we are able to connect to resources in a prompt manner.

CC. SUPPORTIVE SERVICES FUNDING: Identify sources that will be used to fund supportive services at the development. Describe structure of funding, including annual amounts, and all proposed sources.

<input type="checkbox"/>	Portion of developer fee	<input type="checkbox"/>	Annual Operating Support
<input checked="" type="checkbox"/>	Payments out of available cash flow	<input type="checkbox"/>	Other :

The project's annual operating budget includes \$20,000 per year for CAC case manager and supportive services.

DD. PERFORMANCE DATA: Provide relevant performance data that provides insight into the supportive service partner's experience serving the target tenant population(s), and the outcomes for their tenants. Metrics could include the number of individuals served in a related program in a year, housing retention rates for individuals served in that program, connections to employment, etc.

CAC currently runs a number of housing programs within all 3 counties. Per our most recent data pull for our transitional housing program in Jefferson County, where we provide supportive services, it was reported that over 60% of households enrolled in the program increased their income or connection to benefits, and all household program exits were positive.

EE. PROPERTY MANAGEMENT AND SERVICES PARTNER COLLABORATION: Describe how the supportive services partner, property manager, and the respondent will work together to ensure the best outcomes for tenants, such as housing retention (e.g. regular meetings between property management staff and supportive services provider to identify potential issues before they rise to the level of a noticed lease violation). If applicable, provide an example of how this partnership has worked to keep a tenant housed in other developments

Supportive Services and Property Management will have monthly meetings to ensure regular communication. The two teams will collaborate as needed to ensure the relationship between all parties is successful. To provide the best resident experience, Supportive Services will meet with the resident(s) on a regular basis to assist with anything they may need. During these regular meetings, Supportive Services will address any concerns that the resident(s) may be experiencing at the property as well as addressing any concerns that the Property Management team may be incurring. In addition, there will be written communication to all parties addressing any applicable situation to confirm communication is open. The housing development will include a dedicated

office for meetings and case management relating specifically to permanent supportive housing units.

EXPERIENCE AND QUALIFICATIONS

FF. EXPERIENCE AND QUALIFICATIONS: Describe the experience and qualifications of your organization related to the development of multifamily housing for low-income households.

Horizon Development Group, Inc. (HDG) specializes in development of multifamily commercial real estate, with an emphasis on affordable housing. Our portfolio of relevant, completed work includes over \$500 million dollars in total development costs and nearly 5,000 units of market rate and affordable multifamily housing. Horizon has nearly 40 years of experience in developing multifamily communities and has steadily grown into an industry leader working from its core values of honesty, integrity and respect. HDG credits our success to its integrated service platform, which strategically includes a mix of industry experts in design, construction, and property management in all phases of the development process. Obtaining insight from construction and property management experts allows the development team to identify constructability or operating inefficiencies early in the development process. Our integrated service platform has won many repeat clients over the years who credit us with a transparent approach to development that clearly identifies what it will take to build and operate each asset.

The Horizon team has recently completed nearly 550 units of multifamily and senior housing financed with Low-Income Housing Tax Credits, with development costs in excess of \$126 million. Horizon is experienced with financing of affordable housing projects, including gap funding sources. Below is a list of recently completed LIHTC projects:

- Layton Preserve, Greenfield, WI (48 units) - currently under construction
- Bayview Townhomes, Madison, WI (130 units & 12,000 SF community center) - currently under construction on Phase III of project
- Walnut Glen, Wauwatosa, WI (101 units)
- Spring Harbor Senior Apartments, Port Washington, WI (40 Units)
- Roosevelt West Senior Apartments, Dubuque, IA (44 Units)
- Park Place, Stonebridge, & Westgate Apartments, Merrill, WI (102 Units)
 - o Stonebridge (38 units)
 - o Westgate Apartments (10 units)
 - o Park Place (54 units)
- Uptown Commons II, Chilton, WI (24 units)
- Applewood IV, Dubuque, IA (60 Units)
- Grandview Townhomes, Grand Chute, WI (40 Units)

Please see the attached Development Team Experience and Capacity Information attached at the end of the application.

GG. PROPERTY MANAGEMENT: Describe the experience and qualifications of the organization that will be handling the ongoing property management.

Horizon Management Services, Inc. (HMS) manages 3,656 units across 70 properties units in Wisconsin, Iowa, and Illinois and maintains portfolio-wide occupancy of over 97%. HMS provides management and administrative expertise in multifamily real estate and is responsible for managing the tax credit compliance and leasing processes, overseeing the property's operating budget and annual financial statements, and ensuring that the property is maintained and operated according to Horizon's standards. We expect the property to maintain high level quality and operations for decades to come.

If a Property Manager has yet to be identified, please describe how one will be selected.

N/A.

PROJECT FINANCING

HH.BUDGET SUMMARY: Indicate the sources and uses of all funds for this project.

The County requires that the developer defer 40% of the developer fee as a financing source. If the sources and uses for a project indicate that less than 40% of the developer fee has been deferred, the amount requested will be reduced by the difference between the percentage of the developer fee deferred and 40%

For example: Assume the developer fee is \$1,000,000 and \$350,000, or 35% of the fee is deferred. Also assume the request for county funding is \$500,000. The actual award would be reduced by \$50,000 and the project would receive an award of \$450,000, if selected.

SOURCE	AMOUNT	USES	AMOUNT
Permanent Mortgage	4,495,000	Land Cost	1,900,000
City of Madison Funds	1,900,000	Demolition	200,000
FHLB Cincinnati AHP Funds	940,000	Site Work	375,000
Deferred Fee	546,000	Hard Construction Costs	13,294,883
MAHC and Key Bank Contributions	4,000	Contingency	683,494
Dane County Funds	950,000	Soft Costs	4,280,533
Owner Investment	100		
Tax Credit Equity	11,898,810		
TOTAL	20,733,910	TOTAL	20,733,910

II. Which of the identified sources have been secured?

City of Madison AHF, Key Bank and MAHC contributions, deferred fees, and Owner Investment are committed to the project. Other sources including primary mortgage and tax credit equity are underwritten based on current market standards with the expectation that written commitments will be achieved. We are currently negotiating a term sheet with Key Bank for debt and equity.

JJ. If the project will be applying for tax credits, please indicate which applications will be submitted (e.g. 4%, 9%, senior), the proposed timeline for submittal.

An award of 2024 9% tax credits have been allocated to the project and the credits have been reserved.

KK. **FUNDS NEEDED:** In the space below, please describe why AHDF funds are needed to ensure the viability of this project.

The project requires financial support from Dane County to achieve financial feasibility. Horizon is experienced in development, construction, and property management of affordable housing properties and has utilized current costs, rents, and expenses in creating the financial model for the project. Like other similar projects, these underwriting criteria present a significant financial gap and requires public/private partnership to advance. Ellis Potter Apartments would not be financially feasible but for Dane County AHDF Funds. Additionally, Horizon plans on deferring 40% of the developer fee in order to further ensure the viability of this project. Additionally, WHEDA 9% tax credits and City of Madison funding have already been committed. The project has also submitted an FHLB application in the amount of \$940,000 as of July 1, 2024 that has a competitive scoring profile. Dane County Affordable Housing Development Funds is intended to be our last source in to make the Ellis Potter Apartments project feasible.

LL. **OPERATING BUDGET:** Complete the 20-Year Operating Budget, identifying the income and expenses, use additional pages as necessary. An Excel file may be submitted in lieu of the Operating Budget provided that it contains all of the same column and row headers.

OPERATING BUDGET

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
INCOME										
Gross Potential Rent										
Vacancy										
Other Income										
Total Income										
OPERATING EXPENSES										
Marketing										
Payroll										
Other Administrative Costs										
Management Fees										
Utilities										
Security										
Maintenance Expenses										
Property Taxes										
Insurance										

Reserves for Replacement										
Total Operating Expenses										
Net Operating Income										
Debt Service										
Asset Management										
Cash Flow										
	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
INCOME										
Gross Potential Rent										
Vacancy										
Other Income										
Total Income										
OPERATING EXPENSES										
Marketing										
Payroll										
Other Administrative Costs										
Management Fees										
Utilities										
Security										
Maintenance Expenses										
Property Taxes										
Insurance										
Reserves for Replacement										
Total Operating Expenses										
Net Operating Income										
Debt Service										
Asset Management										
Cash Flow										

Ellis Potter Apartments Operating Budget (Section LL)																				
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Income																				
Gross Potential Rent	\$ 851,040	\$ 868,061	\$ 885,422	\$ 903,130	\$ 921,193	\$ 939,617	\$ 958,409	\$ 977,577	\$ 997,129	\$ 1,017,072	\$ 1,037,413	\$ 1,058,161	\$ 1,079,324	\$ 1,100,911	\$ 1,122,929	\$ 1,145,388	\$ 1,168,296	\$ 1,191,661	\$ 1,215,495	\$ 1,239,805
Vacancy	\$ (59,573)	\$ (60,764)	\$ (61,980)	\$ (63,219)	\$ (64,484)	\$ (65,773)	\$ (67,089)	\$ (68,430)	\$ (69,799)	\$ (71,195)	\$ (72,619)	\$ (74,071)	\$ (75,553)	\$ (77,064)	\$ (78,605)	\$ (80,177)	\$ (81,781)	\$ (83,416)	\$ (85,085)	\$ (86,786)
Other Income	\$ 24,005	\$ 24,485	\$ 24,975	\$ 25,474	\$ 25,984	\$ 26,503	\$ 27,034	\$ 27,574	\$ 28,126	\$ 28,688	\$ 29,262	\$ 29,847	\$ 30,444	\$ 31,053	\$ 31,674	\$ 32,308	\$ 32,954	\$ 33,613	\$ 34,285	\$ 34,971
Total Income	\$ 815,472	\$ 831,782	\$ 848,417	\$ 865,386	\$ 882,693	\$ 900,347	\$ 918,354	\$ 936,721	\$ 955,456	\$ 974,565	\$ 994,056	\$ 1,013,937	\$ 1,034,216	\$ 1,054,900	\$ 1,075,998	\$ 1,097,518	\$ 1,119,469	\$ 1,141,858	\$ 1,164,695	\$ 1,187,989
Operating Expenses																				
Marketing	\$ 4,550	\$ 4,687	\$ 4,827	\$ 4,972	\$ 5,121	\$ 5,275	\$ 5,433	\$ 5,596	\$ 5,764	\$ 5,937	\$ 6,115	\$ 6,298	\$ 6,487	\$ 6,682	\$ 6,882	\$ 7,089	\$ 7,301	\$ 7,520	\$ 7,746	\$ 7,978
Payroll	\$ 46,488	\$ 47,883	\$ 49,319	\$ 50,799	\$ 52,323	\$ 53,892	\$ 55,509	\$ 57,174	\$ 58,890	\$ 60,656	\$ 62,476	\$ 64,350	\$ 66,281	\$ 68,269	\$ 70,317	\$ 72,427	\$ 74,600	\$ 76,838	\$ 79,143	\$ 81,517
Other Administrative Costs	\$ 42,370	\$ 43,641	\$ 44,950	\$ 46,299	\$ 47,688	\$ 49,118	\$ 50,592	\$ 52,110	\$ 53,673	\$ 55,283	\$ 56,942	\$ 58,650	\$ 60,409	\$ 62,222	\$ 64,088	\$ 66,011	\$ 67,991	\$ 70,031	\$ 72,132	\$ 74,296
Management Fees	\$ 47,488	\$ 48,913	\$ 50,380	\$ 51,891	\$ 53,448	\$ 55,052	\$ 56,703	\$ 58,404	\$ 60,156	\$ 61,961	\$ 63,820	\$ 65,734	\$ 67,707	\$ 69,738	\$ 71,830	\$ 73,985	\$ 76,204	\$ 78,490	\$ 80,845	\$ 83,270
Utilities	\$ 78,742	\$ 81,104	\$ 83,537	\$ 86,044	\$ 88,625	\$ 91,284	\$ 94,022	\$ 96,843	\$ 99,748	\$ 102,740	\$ 105,823	\$ 108,997	\$ 112,267	\$ 115,635	\$ 119,104	\$ 122,677	\$ 126,358	\$ 130,149	\$ 134,053	\$ 138,075
Security	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance Expenses	\$ 60,875	\$ 62,701	\$ 64,582	\$ 66,520	\$ 68,515	\$ 70,571	\$ 72,688	\$ 74,869	\$ 77,115	\$ 79,428	\$ 81,811	\$ 84,265	\$ 86,793	\$ 89,397	\$ 92,079	\$ 94,841	\$ 97,687	\$ 100,617	\$ 103,636	\$ 106,745
Property Taxes	\$ 100,263	\$ 103,271	\$ 106,369	\$ 109,560	\$ 112,847	\$ 116,232	\$ 119,719	\$ 123,311	\$ 127,010	\$ 130,820	\$ 134,745	\$ 138,787	\$ 142,951	\$ 147,240	\$ 151,657	\$ 156,206	\$ 160,893	\$ 165,719	\$ 170,691	\$ 175,812
Insurance	\$ 32,500	\$ 33,475	\$ 34,479	\$ 35,514	\$ 36,579	\$ 37,676	\$ 38,807	\$ 39,971	\$ 41,170	\$ 42,405	\$ 43,677	\$ 44,988	\$ 46,337	\$ 47,727	\$ 49,159	\$ 50,634	\$ 52,153	\$ 53,718	\$ 55,329	\$ 56,989
Reserves for Replacement	\$ 16,770	\$ 17,273	\$ 17,791	\$ 18,325	\$ 18,875	\$ 19,441	\$ 20,024	\$ 20,625	\$ 21,244	\$ 21,881	\$ 22,537	\$ 23,214	\$ 23,910	\$ 24,627	\$ 25,366	\$ 26,127	\$ 26,911	\$ 27,718	\$ 28,550	\$ 29,406
Total Operating Expenses	\$ 430,046	\$ 442,947	\$ 456,236	\$ 469,923	\$ 484,021	\$ 498,541	\$ 513,497	\$ 528,902	\$ 544,769	\$ 561,112	\$ 577,946	\$ 595,284	\$ 613,143	\$ 631,537	\$ 650,483	\$ 669,998	\$ 690,098	\$ 710,801	\$ 732,125	\$ 754,088
Net Operating Income	\$ 385,426	\$ 388,834	\$ 392,181	\$ 395,463	\$ 398,673	\$ 401,806	\$ 404,857	\$ 407,819	\$ 410,686	\$ 413,452	\$ 416,110	\$ 418,653	\$ 421,073	\$ 423,363	\$ 425,515	\$ 427,521	\$ 429,371	\$ 431,057	\$ 432,571	\$ 433,901
Debt Service	\$ 329,339	\$ 329,339	\$ 329,339	\$ 329,339	\$ 329,339	\$ 329,339	\$ 329,339	\$ 329,339	\$ 329,339	\$ 329,339	\$ 329,339	\$ 329,339	\$ 329,339	\$ 329,339	\$ 329,339	\$ 329,339	\$ 329,339	\$ 329,339	\$ 329,339	\$ 329,339
Asset Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cash Flow	\$ 56,087	\$ 59,495	\$ 62,842	\$ 66,124	\$ 69,334	\$ 72,467	\$ 75,518	\$ 78,480	\$ 81,347	\$ 84,113	\$ 86,771	\$ 89,314	\$ 91,734	\$ 94,024	\$ 96,176	\$ 98,182	\$ 100,032	\$ 101,718	\$ 103,232	\$ 104,562

Horizon Management Services, Inc.
5201 East Terrace Drive, Suite 300
Madison, WI 53718
Phone: 608-354-0900 Fax: (608) 608-354-0903



ELLIS POTTER TENANT SELECTION PLAN

Horizon uses the following criteria and standards in the selection and evaluation of our applicants for residency. It is important that you read this information to decide whether our apartment community is right for you before you complete the attached application. We encourage you to ask any questions about our resident selection plan and our application process.

- a. Horizon is an equal opportunity housing provider and will not discriminate because of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity. The Horizon Rental Policy also complies with all applicable Federal, State, and local statutes and ordinances with respect to Fair Housing and discrimination.

We can and do restrict the residency in our Horizon managed senior properties based on age. The Federal Housing Amendments Act of 1988 and the 1991 Wisconsin Act 295 allow housing providers to limit occupancy to persons 55 years of age or older and no one under age 50 years. Thus, each apartment must be occupied by at least one or more persons 55 years of age or older and no one under 50 years of age at the date of move in. Horizon managed properties that are not senior, the minimum age is 18 years and older.

Anyone who feels he or she has been discriminated against may file a complaint of housing discrimination with the U.S. Department of Housing and Urban Development, Assistant Secretary for Fair Housing and Equal Opportunity by calling 1-800-669-9777.

2. Horizon guards the privacy of individuals according to the Federal Privacy Act of 1974 and ensures the protection of such individuals' records that we maintain. Horizon shall not disclose any personal information contained in its records to any person or agency unless the individual about whom such information is requested shall give written consent to such disclosure (as permitted in the Authorization for Release of Information Form in the attached application). This privacy in no way limits our ability to collect needed information to determine eligibility or evaluate an applicant's suitability for tenancy.
3. All applicants listed on the application must meet the HUD-established income limits for total household income for eligibility and admission in our Horizon managed community homes. Applicants who meet the age and income criteria will always have the opportunity to apply for residency. Housing Choice vouchers and Tenant based rental assistance are accepted. Horizon provides eligible applicants to complete a waiting list application if a vacancy does not exist. The waiting list is managed by and retained at the property and at the corporate office. Applicants are placed on the waiting list according to the date that their paperwork, plus proof of age, is received in the corporate office. The paperwork is date and time stamped immediately upon its receipt in the corporate office.

The waiting list identifies who is next to be contacted for a vacant apartment when an opening occurs. If there is not a waiting list at the time of a vacancy, Horizon will select the next applicant on a first-come, first-serve basis who meets the eligibility criteria.

A waiting list will be established and maintained for the supportive housing units that are set aside for Veterans and those experiencing homelessness. The waiting list will identify who is next to be contacted for a vacant apartment when an opening occurs. The waiting list will prioritize those experiencing homelessness and Veterans with the highest priority when a vacant apartment becomes available.

4. Pursuant to HUD, the Department of Housing and Urban Development, (Section 4350.3, CHG-24) and the Fair Housing Amendment Act of 1988 of the Federal Register (Section 100.202, Vol. 54, No. 13) regulations, Horizon may consider extenuating circumstances in evaluating information obtained during the screening process to assist in determining the suitability of an applicant for tenancy. Regulations do not require that a “dwelling be made available to an individual whose tenancy would interfere with other residents’ enjoyment of the property; would constitute a direct threat to the health or safety of other individuals; would result in substantial physical damage to the property of others; or would adversely affect the financial stability of the property”. Horizon will complete landlord, personal, and criminal background references during the application process. Horizon can deny admission using verified information on past behavior and/or conduct to document that applicant’s ability, either alone or with assistance, to comply with the lease and other rules governing residency.
5. The applicant must answer all questions on the residency application. Applications will not be considered unless they are fully completed with instructions followed. The information in this application will be used to determine eligibility for an apartment. This information will be verified. Any false, misleading, or incomplete information may result in a determination of ineligibility. The applicant is responsible for notifying Horizon in writing immediately regarding any changes of information reported in the application, particularly regarding income. WARNING: Section 1001 of Title 18 of the U.S. Code makes it a criminal offense to make willful false statements or misrepresentation of any material fact involving the use of or obtaining federal funds.

***Properties located within the City of Madison: City of Madison Equal Opportunities Ordinance applies:**

Applications will be considered for those applicants who decline to disclose their Social Security Number on applications when such disclosure is not compelled by state or federal law.

6. An applicant cannot move in until Horizon has provided written notification of approval, and a lease is signed and in effect. If the application is approved with residency following, only those persons listed in this application will occupy the apartment, and the resident/s will maintain no other place of residency.
7. Horizon will investigate applicant’s credit and financial responsibility, rental and evictions history, and the statements made in this application, and to obtain a consumer credit report on the applicant from a consumer reporting agency that compiles and maintains files of consumers of a nationwide basis.

<p style="text-align: center;">ELLIS POTTER TENANT SELECTION PLAN CRITERA</p>

8. Income criteria:

- Horizon Management Services requires all applicants to meet our Minimum Income Policy prior to receiving approval to enter into a Lease Agreement. Specifically, Horizon requires that a resident's gross monthly income versus the rent amount ratio to be no more than 50%. Applicants paying 51 - 75% of their monthly income for rent will require a co-signer to sign as the Guarantor on the Lease Agreement. Applicants whose income to rent ratio is greater than 76% will be denied with no option to move forward unless additional income can be provided, the Applicant can provide documentation showing additional assets that could cover up to 2 years of rent, have a housing choice voucher, or the applicant can demonstrate that they have paid an approximately similar rent: income ratio or rental amount from prior landlord for 24 months
- Tenants will not be denied based on their inability to meet financial obligations unrelated to rent and utilities necessary for housing.

9. Occupancy Criteria:

- Occupancy standard for Ellis Potter will be minimally 1 person per bedroom unless reasonable accommodations are required and maximum of 2 persons per bedroom.
 - a. 2 persons per 1- bedroom unit
 - b. 4 persons per 2-bedroom unit
 - c. 6 persons per 3-bedroom unit

10. Security Deposit:

- Security deposit will be equal to ½ month's rent as a standard, or 1 month's rent for conditionally approve applicants.
- The standard deposit of ½ month's rent will be used for applicants receiving guaranteed payments through rent subsidy.
- No holding fee will be required to apply for a unit
- The standard deposit will be paid in full at lease signing. For those conditionally approved in a set aside lower than 60% AMI requiring a full month's rent, ½ a month will be required at lease signing, with the remaining deposit to be paid in installments with the monthly rent until paid off.

11. Credit Score:

- A Credit Check will be conducted on all applicants. Horizon Management Services will obtain written consent from all adult members of the household prior to conducting the credit check.

The following credit scores will be applied to each credit check to determine approval.

- I. Scores between 555 and 1000 will be approved. All medical and educational accounts will be removed from the reports when calculating a credit score.

- For applicants who are below the required threshold for credit score, Horizon will provide them with a copy of the Credit Adverse Action report that will allow them to request a copy of their credit report for up to 60 days at no charge and will require a pre-approved co-signer. Preapproved co-signers are required to sign the Co- Signer Authorization for Release of Credit History Information form which will allow Horizon to conduct a credit check. Preapproved co-signers are required to have a credit score of 555 or higher and proof of monthly income three times the monthly rent amount; this will not factor in the cosigners mortgage/rent amount.
- If the pre-approved co-signer is approved, Horizon will continue to process the application. If the applicant is approved the co-signer must accompany the applicant to the lease signing and is required to sign as guarantor on the lease agreement.
- If an applicant is unable to obtain a pre-approved co-signer, the applicant will have the option to pay four months of rent in advance. The payment will be in the form of a cashier's check or money order due at the time of the lease signing and will be applied to the last four months of the lease. This payment must be for four entire months; no partial payments will be accepted.
- Applicants will not be denied on the following:
 - Credit Score alone
 - Information on credit report that is disputed, in repayment, or unrelated to a past housing or utility (gas, electric, water) obligation
 - Insufficient credit history unless the applicant withholds credit history information in bad faith that may otherwise result in a denial.
 - If the applicant has a cosigner, and/or is enrolled in or has documentation of completing a credit repair program, and/or is enrolled in housing program providing supportive services.
 - If the credit report has been formally disputed, has been formally disputed, is in repayment, or is substantially unrelated to prior housing obligations.
 - If an applicant who owes money to a prior landlord for rent or damages, or to a utility company, provided that the applicant entered into a payment arrangement with the creditor and is current on the repayment arrangement.

12. Landlord or Housing History:

Applicants will be asked to provide a minimum of 2 years' rental history. Horizon Management Services will conduct a landlord verification for every applicant. Applicants will be denied for the following.

1. Any applicant owing a current or previous landlord money for rent or damages will be denied residency.
2. Any applicant with an eviction filing resulting in a judgement within the last 2 years will be denied residency

Applicants will not be denied for the following.

1. If the eviction filing was dismissed or if it resulted in a judgement in favor of the plaintiff.
2. If the eviction filing resulted in a stipulated dismissal
3. If the tenant has an eviction filing that resulted in judgement for the landlord more than two years before the date of the application
4. Applicant will not be denied based on insufficient rental history unless management has

definite record the applicant withheld information in bad faith.

5. If the tenant owes money to a prior landlord or has a negative rent payment history if the tenant's housing and utility costs were more than 50% of their monthly income.
6. If the tenant owes money to a prior landlord or has a negative rent or utility payment history if tenant does one of the following: (1) establishes a regular record of repayment of the obligation; (2) signs up for automatic payment of rent to the housing provider; or (3) obtains a representative payee.

13. Notice of Denial and Appeal Process:

1. Prior to a denial based on a criminal record, the Horizon will provide the applicant access to a copy of the criminal record at least five days prior to the in-person appeal meeting and an opportunity to dispute the accuracy and relevance of the report, which is required of HUD assisted housing providers. See 24 C.F.R. § 982.553(d), which applies to public housing agencies administering the section 8 rent assistance program.
2. Prior to a denial based on a criminal record, the Horizon will provide the applicant the opportunity to exclude the culpable family member as a condition of admission of the remaining family members.
3. In making a denial decision, Horizon will consider all relevant circumstances such as the seriousness of the case, the extent of participation or culpability of individual family members, mitigating circumstances related to the disability of a family member, and the effects of denial on other family members who were not involved in the action or failure.
4. The property manager will base any denial on sufficient evidence. An arrest record or police incident report is not sufficient evidence and uncorroborated hearsay is not sufficient evidence for denial.
5. Denial notices Will include the following:
 - The reason for denial with details sufficient for the applicant to prepare a defense, including:
 - The action or inaction forming the basis for the denial,
 - Who participated in the action or inaction,
 - When the action or inaction was committed, and
 - The source(s) of information relied upon for the action or inaction.
 - Notice of the applicant's right to a copy of their application file, which shall include all evidence upon which the denial decision was based.
 - Notice of the applicant's right to copies of the property manager's screening criteria.
 - Notice of the right to request an in-person appeal meeting on the denial decision by making a written request for a hearing within 45 days. The housing provider is not required to hold the unit open while the appeal is pending.
 - Notice of the right to have an advocate present at the in-person appeal meeting and of the right to be represented by an attorney or other representative.
 - Notice of the right to present evidence in support of their application, including, but not limited to evidence related to the applicant's completion or participation in a rehabilitation program, behavioral health treatment, or other supportive services.
6. If the applicant requests an in-person appeal meeting, the hearing will be conducted by a person who was not involved in or consulted in making the decision to deny the application nor a subordinate of such a person so involved.
7. The in-person appeal meeting shall be scheduled within ten working days of the request, unless the applicant requests a later date.
8. A written decision on the application shall be provided to the applicant within ten working days after the in-person appeal meeting.

14. Domestic Violence:

- Horizon complies with the Violence Against Women Act (VAWA) and will not deny an applicant who has been a victim of domestic violence, sexual assault, dating violence, or stalking. This protection covers all sexual orientations and gender identities.
- Applicants protected by VAWA will not be denied due to poor credit history resulting from the perpetrator using the victim's name to open accounts, loans, utilities, etc. and failing in the ability to pay medical bills resulting from the abuse or forcing the victim to work without pay.
- Applicants protected by VAWA will not be denied due to poor rental history attributable to the perpetrator's action such as property damage, noise complaints, missed or late rent/utility payments, or drug related activity.
- Applicants protected by VAWA will not be denied due to criminal grounds due to the perpetrator forcing the victim to engage in criminal behavior such as sex work, drug use or sale, or crimes committed by the victim to defend themselves or a third party from abuse.

15. Criminal conviction record criteria:

- Horizon Management Services requires a background check to be conducted on all adult household members as a part of the residential screening process. Written consent must be obtained from all adult members of the household prior to conducting checks.

Grounds for Denial Based on Background Check

- Juvenile Convictions

1. Juveniles will not be denied based on conviction, determination, or adjudication in the juvenile justice system on the closed records.

- Criminal Convictions

1. Conviction of a crime will not be reason for denial of residency unless the conviction is violent or drug related or has a substantial relation to tenancy, and the date of conviction is within 2 years of the date of application.

- Applicants in developments receiving federal assistance will be denied for those that engaged in criminal activities required by Federal regulations.

- Applicants will not be denied on the following:

- For a conviction of a crime that is no longer illegal in the State of Wisconsin or the City of Madison, regardless of time elapsed from the date of conviction.
- For an arrest that has not resulted in conviction
- Based on participation in diversion or deferral of judgement programs, including stays of adjudication and continuances for dismissal without prosecution.
- Based on a conviction which has been vacated or expunged, or for which the applicant received a stay of imposition and sentencing and complied with the terms of the stay.
- Based on Wisconsin Circuit Court Access Records.

Sex-Related Convictions

1. Any applicant currently registered as a sex offender will be denied residency.

16. Housing Choice Vouchers are accepted at all Horizon managed properties.

17. Prioritizing Targeted Populations

- We will have 13 units that will be dedicated to those applicants requiring supportive services, including Veterans and those experiencing homelessness. We will work closely with our service provider to gain applicants to occupy these units.
- We will have 8 units that will be designated for Veterans. We will be working closely with the County's Veterans office and our service provider to gain applicants to occupy these units.

18. Membership in a Protected Class

- Applicants will not be denied based on their membership in a class protected by Dane County Fair housing Ordinances and non-discrimination ordinances in the City of Madison.



July 29, 2024

Dane County Affordable Housing Development Fund
Attention: Jenna Wuthrich
City-County Building, Room 426
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

RE: Ellis Potter Apartments
1 Ellis Potter County, Madison, WI 53711
Acknowledgments from Property Management Partner

Dear Ms. Wuthrich,

Please accept this letter as confirmation of Horizon Management Services' acknowledgement to and understanding of any selected tenancy selection criteria in the 2024 Dane County Affordable Housing Development Fund application for the above referenced project. Please also accept this letter as confirmation of Horizon Management Services' acknowledgement to and understanding of any lease addendum items that Horizon Development Group has agreed to in the 2024 Dane County Affordable Housing Development Fund Application for the above referenced project.

If you have any questions about our proposed involvement in the project, please feel free to contact me at (608) 354-0908.

Thank you for your consideration of the project and support of affordable housing in Dane County.

Sincerely,

X 
Becky Hildebrandt
President of Horizon Management Services, Inc.

July 25, 2024

Dane County Affordable Housing Development Fund
Attention: Jenna Wuthrich
City-County Building, Room 426
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

RE: Ellis Potter Apartments
1 Ellis Potter Court, Madison, WI 53711
Confirmation of Supportive Service Partner and Application Details

Dear Ms. Wuthrich,

Please accept this letter as confirmation of Community Action Coalition for South Central Wisconsin's interest in the above referenced project. We are confirming the details of the application's commitment to end homelessness and the supportive services plan discussed within the application.

If you have any questions about our proposed involvement in the project, please feel free to contact me at (608) 230-7058.

Thank you for your consideration of the project and support of affordable housing in Dane County.

Sincerely,



Meghan Mietchen
Executive Director
Community Action Coalition for South Central Wisconsin



4101 East Towne Blvd. Madison, WI 53704
608-237-1255 | cacscw.org





MEMORANDUM

Date: July 29, 2024
To: Dane County Department of Human Services – Division of Housing Access & Affordability
From: Scott Kwiecinski
RE: Certification of Registration for Selected Green Energies/Sustainability Certification

This memorandum serves as an acknowledgement that Horizon Development Group, Inc. commits to becoming Wisconsin Green Built Gold Certified in accordance with WHEDA 2023 Guidelines to promote energy efficiency and sustainability for the Ellis Potter Apartments project. Additionally, apart of the Wisconsin Green Built Gold Certification process, we will achieve the EPA Indoor airPLUS and ENERGY STAR Multifamily New Construction certifications.

Please contact me at 608-354-0820 or s.kwiecinski@horizondbm.com with any questions. Thank you!

X

Scott Kwiecinski
Vice President of Horizon Development Group



LUA SUBMITTAL - NOVEMBER 27, 2023

Horizon Development

1 & 15 Ellis Potter Ct Madison,
Wisconsin

PROJECT NUMBER: 2372

PROJECT TEAM

OWNER

HORIZON DEVELOPMENT GROUP
Scott Kwiecinski
Vice President
5201 East Terrace Drive, Suite 300,
Madison, WI, 53718
Phone: 608.354.0820

ARCHITECT

KNOTHE & BRUCE ARCHITECTS
Kevin Burow, AIA
8401 Greenway Blvd, Suite 900
Middleton, WI 53562
Phone: 608.836.3690

LANDSCAPE DESIGN

Paul Skidmore
Office: 608-335-1529
paulskidmore@tds.net

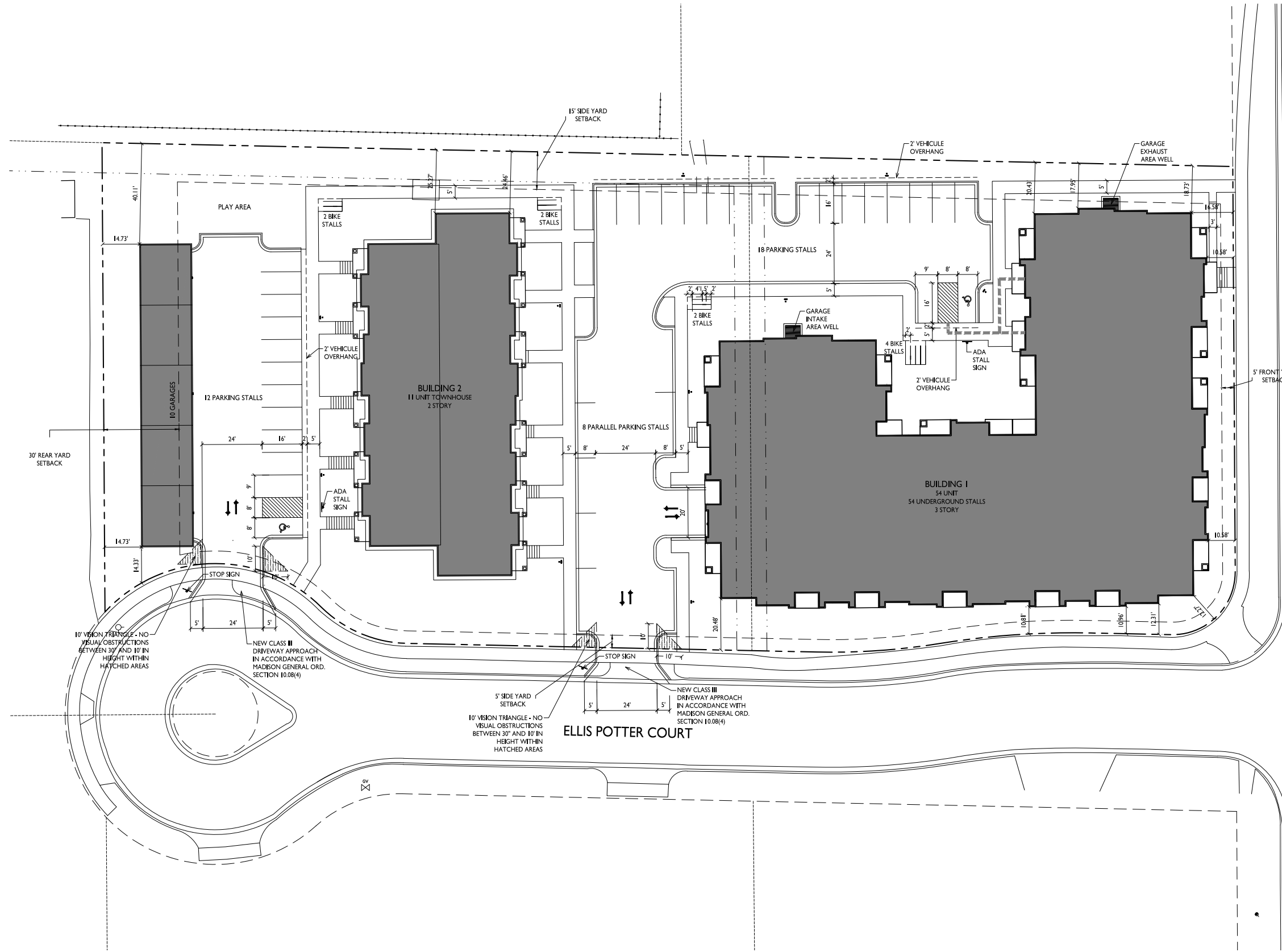
CIVIL ENGINEER

WYSER ENGINEERING
Wade Wyse
300 East Front Street,
Mount Horeb, WI, 53572
608.437.1980
wade.wyse@wyserengineering.com

SHEET INDEX

	COVER SHEET
	CERTIFIED SURVEY MAP
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C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPARTMENT ACCESS PLAN
C-1.4	LOT COVERAGE
C-1.5	USABLE OPEN SPACE
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	EXTERIOR RENDERINGS
	MATERIAL BOARD





Site Development Data:		
Zoning	SE - SUBURBAN EMPLOYMENT	
Densities:		
Lot Area	85,407 S.F./1.96 ACRES	
Dwelling Units	65 units	
Lot Area / D.U.	1,314 S.F./D.U.	
Density	33.2 units/Acre	
Lot Coverage	PROVIDED 53,386 S.F. (63%)	ZONING REQ'D 75% Max.
Usable Open Space	26,578 S.F.	26,000 S.F.
Building Height:		
Building #1	3 stories/50'-0"	
Building #2	2 stories/32'-6"	
Garage	1 story/13'-0"	
Dwelling Unit Mix:		
One Bedroom	26	
Two Bedroom	28	
Townhouses (Three Bedroom)	11	
Total Dwelling Units	65	
Vehicle Parking Stalls:		
Underground Garage	54	
Detached Garage	10	
Surface	38	
Total	102	
Bicycle Parking:		
Long-Term Covered Garage	54	
Short-Term Guest - Surface	10	
Total	64	

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ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.896.3690 Middleton, WI 53562

ISSUED
Issued for UDC Submittal - November 27, 2023
Issued for LUA Submittal - November 27, 2023

PROJECT TITLE
Horizon
Development

I & 15 Ellis Potter Ct
Madison, Wisconsin
SHEET TITLE
Site Plan

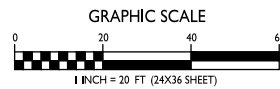
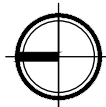
SHEET NUMBER

C-I.1

PROJECT NO. 2372

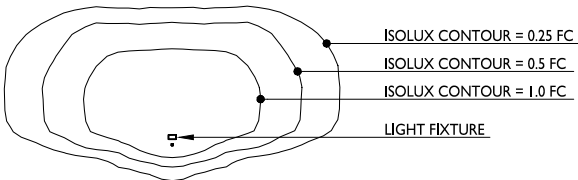
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I SITE PLAN
C-I.1 1" = 20'-0"



LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
North Parking Lot	+	0.9 fc	6.4 fc	0.2 fc	32.0:1	4.5:1
South Parking Lot	+	0.5 fc	4.6 fc	0.2 fc	23.0:1	2.5:1

EXAMPLE LIGHT FIXTURE DISTRIBUTION



K02

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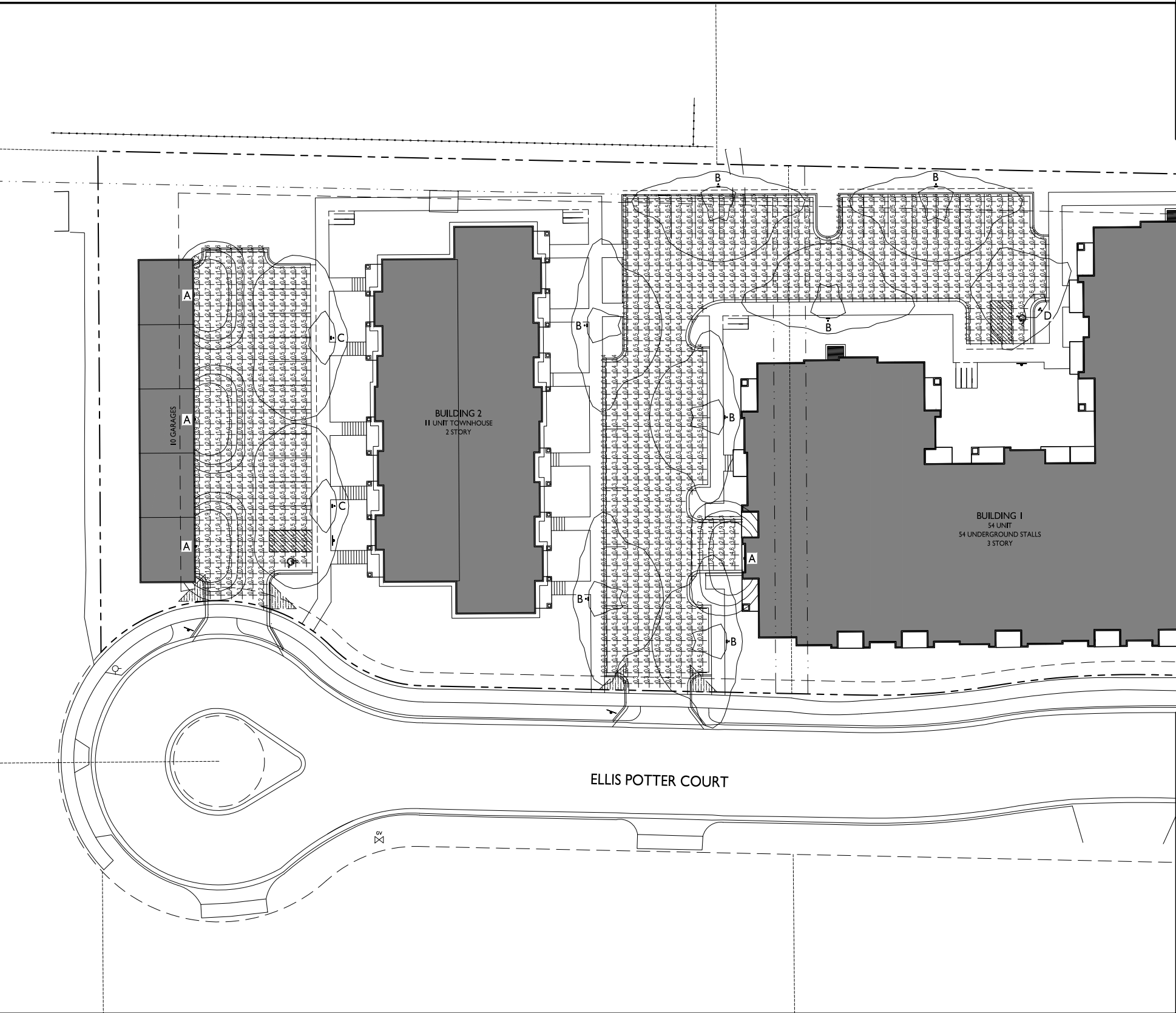
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Horizon
Development






I & 15 Ellis Potter Ct
Madison, Wisconsin
SHEET TITLE
Site Lighting Plan

SHEET NUMBER

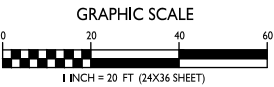
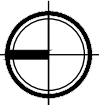
C-1.2

PROJECT NO. 2372
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LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	1	LITHONIA LIGHTING	WPX1 LED P1 30K MVOLT	WPX1 LED WALLPACK 1500lm 3000K COLOR TEMPERATURE 120-277 VOLTS	WPX1_LED_P1_30K_MVOLT.ies	9'-0" ABOVE GRADE ON BUILDING
	B	3	LITHONIA LIGHTING	WPX1 LED P1 30K MVOLT	WPX1 LED WALLPACK 1500lm 3000K COLOR TEMPERATURE 120-277 VOLTS	WPX1_LED_P1_30K_MVOLT.ies	8'-0" ABOVE GRADE ON BUILDING
	C	7	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T2M MVOLT	DSXWPM LED WITH (1) I0 LED LIGHT ENGINE, TYPE T2M OPTIC, 3000K AT 350mA	DSXWPM_LED_10C_350_30K_T2M_MVOLT.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	D	2	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T3S MVOLT	DSXWPM LED WITH (1) I0 LED LIGHT ENGINE, TYPE T3S OPTIC, 3000K AT 350mA.	DSXWPM_LED_10C_350_30K_T3S_MVOLT.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	E	1	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T4M MVOLT	DSXWPM LED WITH (1) I0 LED LIGHT ENGINE, TYPE T4M OPTIC, 3000K AT 350mA	DSXWPM_LED_10C_350_30K_T4M_MVOLT.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE

I SITE LIGHTING PLAN
C-1.2 1" = 20'-0"



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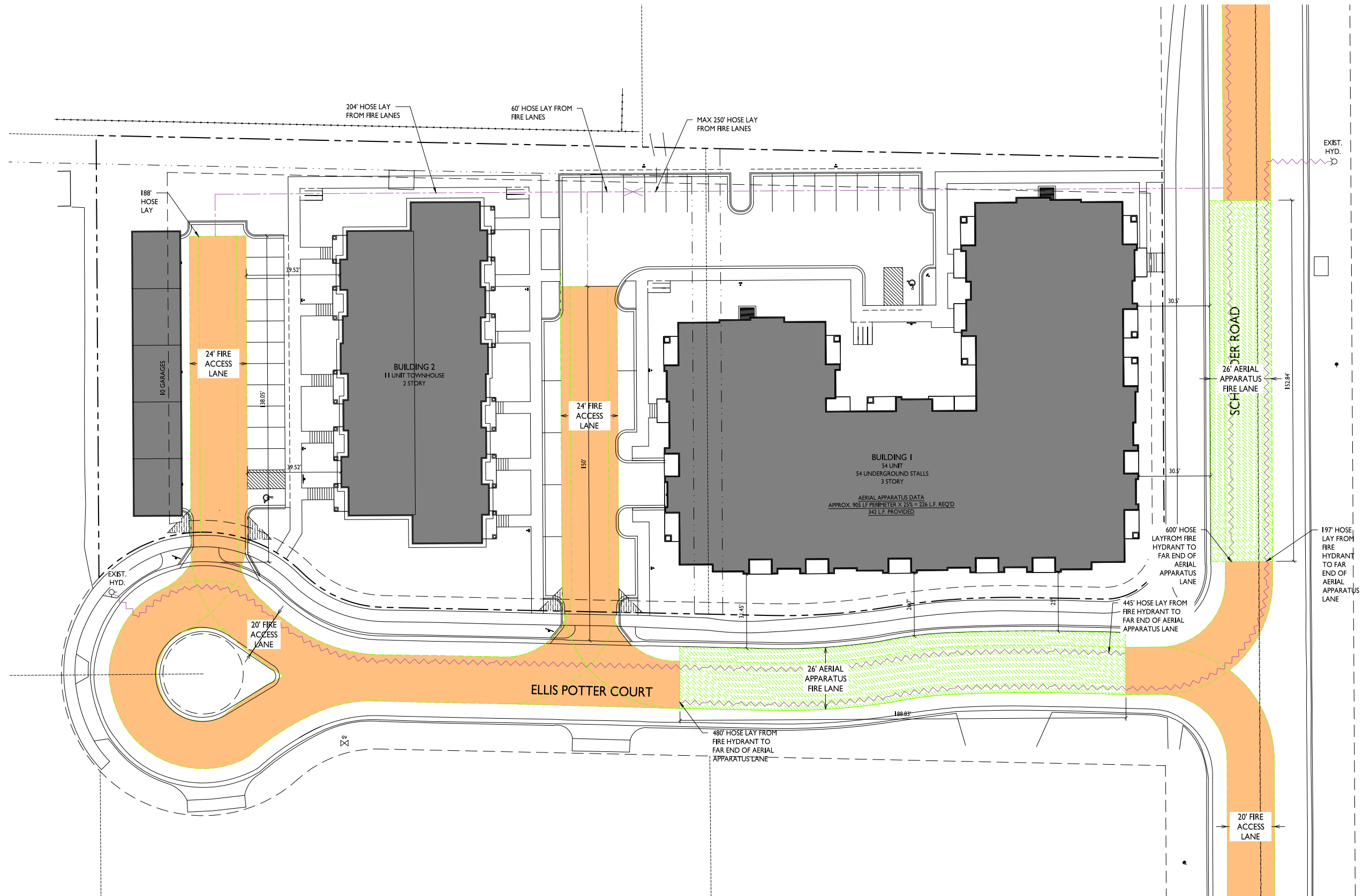
PROJECT TITLE
**Horizon
Development**

**I & 15 Ellis Potter Ct
Madison, Wisconsin**
SHEET TITLE
**Fire Department
Access Plan**

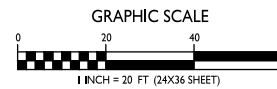
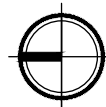
SHEET NUMBER

C-I.3

PROJECT NO. **2372**
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I
C-I.3
FIRE DEPARTMENT ACCESS PLAN
1" = 20'-0"



LOT COVERAGE
ZONING: SE - SUBURBAN EMPLOYMENT
MAXIMUM LOT COVERAGE: 75%
LOT AREA: 85,407 S.F.
PROPOSED COVERAGE: 53,386 S.F. / 63%



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Issued for UDC Submittal - November 27, 2023
Issued for LUA Submittal - November 27, 2023

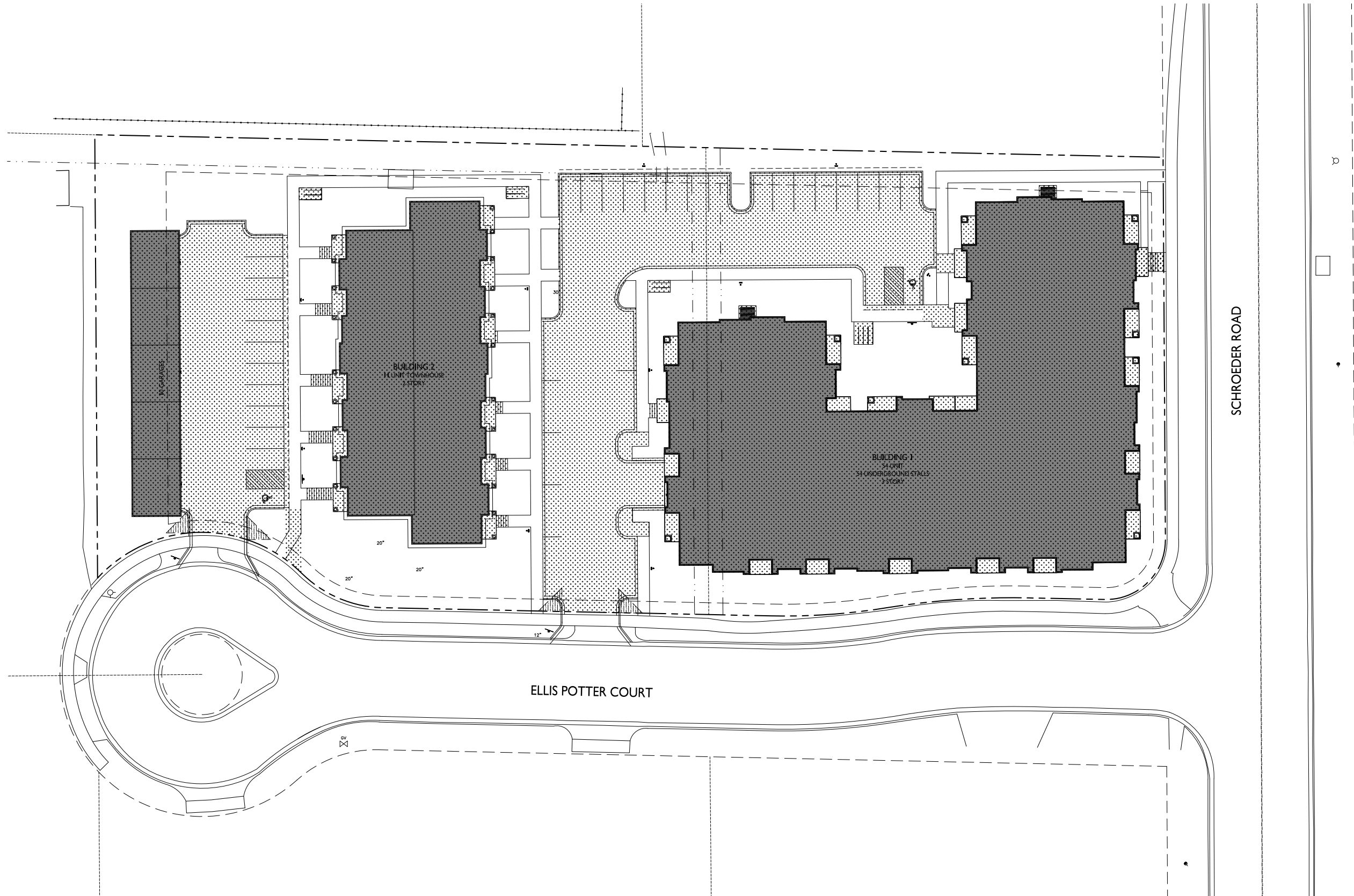
PROJECT TITLE
**Horizon
Development**

I & 15 Ellis Potter Ct
Madison, Wisconsin
SHEET TITLE
Lot Coverage

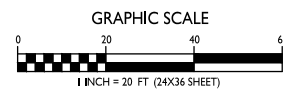
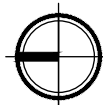
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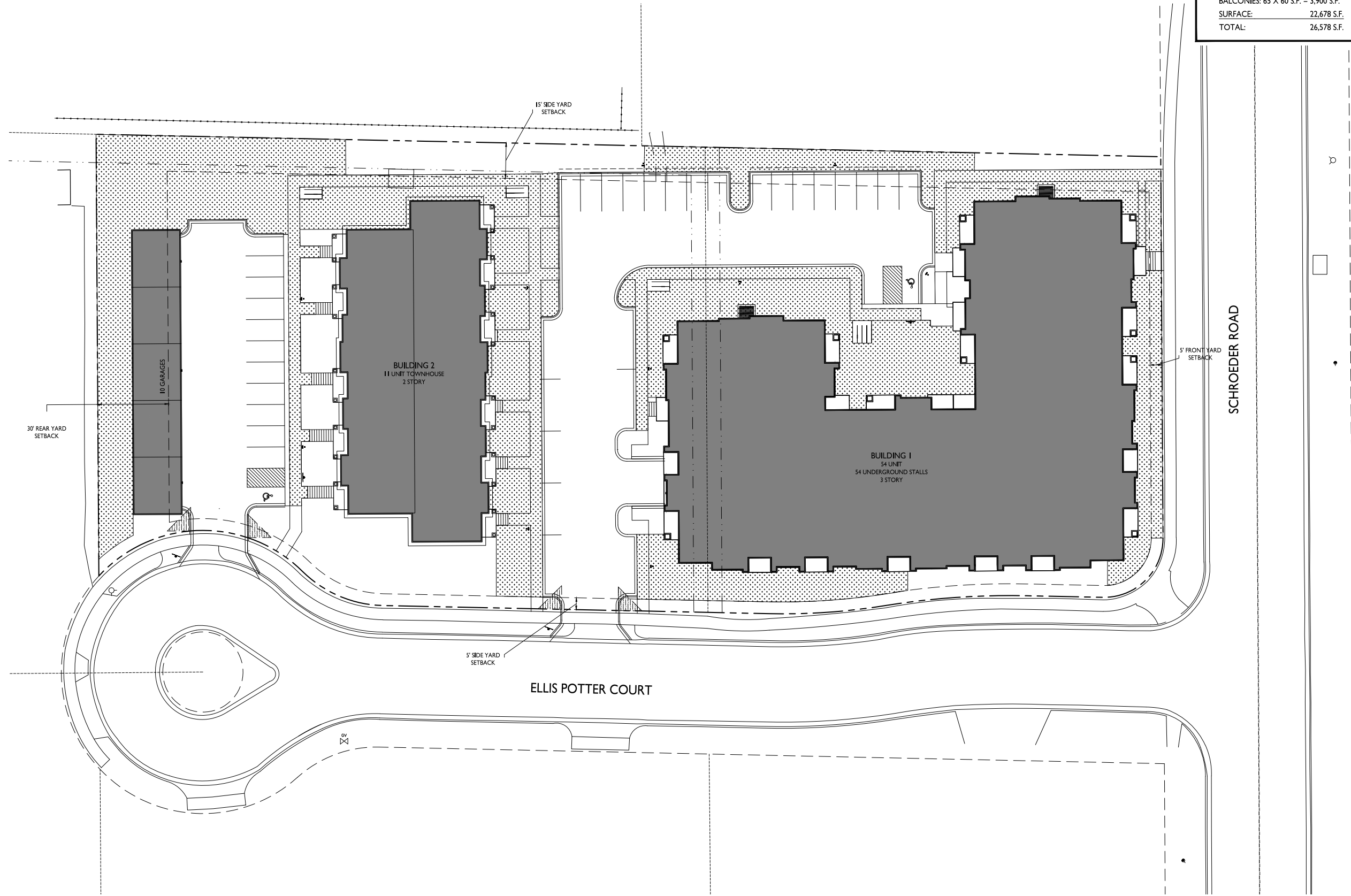
C-I.4

PROJECT NO. **2372**
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LOT COVERAGE
1" = 20'-0"





USABLE OPEN SPACE	
ZONING:	SE - SUBURBAN EMPLOYMENT
REQUIRED OPEN SPACE:	400 S.F. / D.U.
DWELLING UNITS:	65
65 X 400 = 26,000 S.F. OPEN SPACE REQUIRED	
OPEN SPACE PROVIDED:	
BALCONIES:	65 X 60 S.F. = 3,900 S.F.
SURFACE:	22,678 S.F.
TOTAL:	26,578 S.F.

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Phone: 7601 University Ave, Ste 201
408.896.3690 Middleton, WI 53562

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Issued for UDC Submittal - November 27, 2023
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PROJECT TITLE
Horizon
Development

I & 15 Ellis Potter Ct
Madison, Wisconsin
SHEET TITLE
Usable Open
Space

SHEET NUMBER

C-I.5

PROJECT NO. 2372

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I
C-I.5

USABLE OPEN SPACE

1" = 20'-0"

GRAPHIC SCALE

0 20 40 60

1 INCH = 20 FT (24X36 SHEET)

Revisions:	
No.	Date:


Graphic Scale	
Wyser Number	23-1149
Set Type	SIP
Date Issued	11/24/2023
Sheet Number	C200



Diagram illustrating the proposed storm sewer layout and associated features:

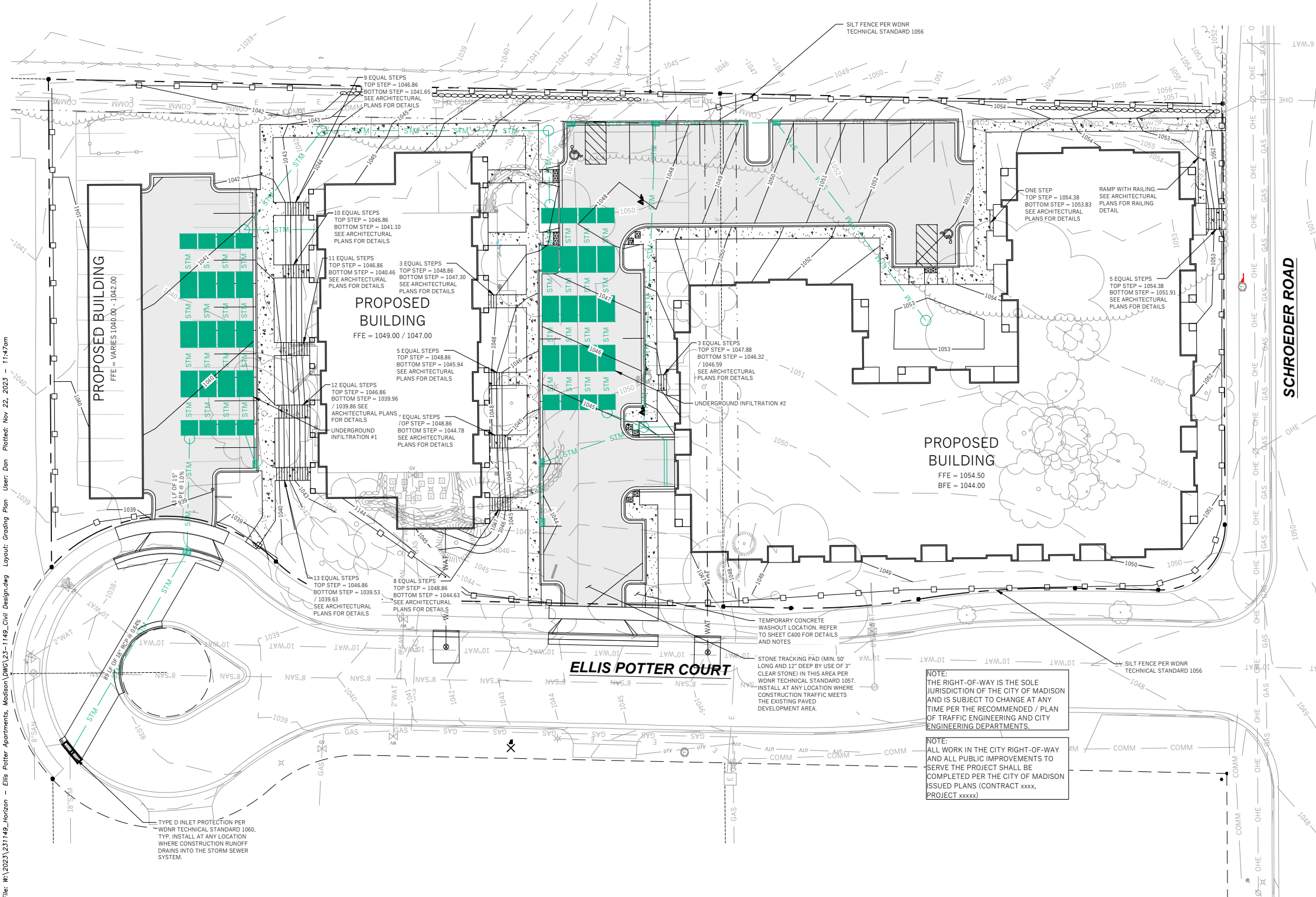
- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 1180' PROPOSED MAJOR CONTOUR
- 1181' PROPOSED MINOR CONTOUR
- STM (Storm Sewer Main)
- PROPOSED STORM SEWER
- SILT FENCE
- INLET PROTECTION
- DITCH CHECK



1. UNDERLYING SITE TOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF NOVEMBER 09, 2023. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF INCONSISTENT OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

1. POST CONSTRUCTION CERTIFICATE OF PERMIT COVERAGE AND MINIMUM EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL EROSION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. ENGINEER / CITY OF MADISON / WDNR HAS THE RIGHT TO REQUEST CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TO SCHEDULE A PRECONSTRUCTION MEETING A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
4. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
5. THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
6. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
7. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITIES ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
8. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wisconsin.gov/topic/stormwater/standards/consr_standards.html
9. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1657 FOR ROCK CONSTRUCTION ENTRANCE(S).
10. INSTALL ILLIPE PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON ILLIPE INSTALLATION, COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN ILLIPE PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED ILLIPE PROTECTION.
11. CONTRACTOR TO PROVIDE SOD LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
12. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL. STAGE TEMPORARY GRADING PRIOR TO CONSTRUCTION OF PERMANENT GRADING FOR EROSION CONTROL.
13. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 75 GPM OR MORE.
14. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DEWATERING #1061.
15. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE. (REFER TO NR 328.02 CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP # 1063).
16. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-FOURTH OF THE FENCE AND/OR BARRIER HEIGHT.
17. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHANNELS #1062.
18. INSTALL AND MAINTAIN FILL SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 3071.
19. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
20. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIX MIXED WITH WINTER WEED, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL. TYPE OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A FLYSHED AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
21. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
22. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEEPED MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
23. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING SUDS PER WDNR TECHNICAL STANDARD SUDS CONTROL ON CONSTRUCTION SITES # 1058.
24. PROPERLY DISPOSE OF ALL WASTE AND UNDESIRABLE BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
25. COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERM).
26. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
27. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
28. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 1 CONSECUTIVE DAYS OF DRY WEATHER OCCURS.
29. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT RACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: <http://dnr.wisconsin.gov/brrts/>.
30. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: <http://www3.epa.gov/nepades/pubs/concretewashout.pdf>. REQUIRE USE OF ALL CONCRETE CATCHMENTS. LIQUID MAY BE DISPOSED IN CONCRETE MIXTURE, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

1. ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
2. AREAS TO BE SEEDDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
3. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
4. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
5. MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
6. PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
7. TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
 - a. TERRESTRIAL SEEDING AND MULCHING APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
 - b. WISDOT PAL CLASS 1 TYPE B URBAN EROSION CONTROL MAT.



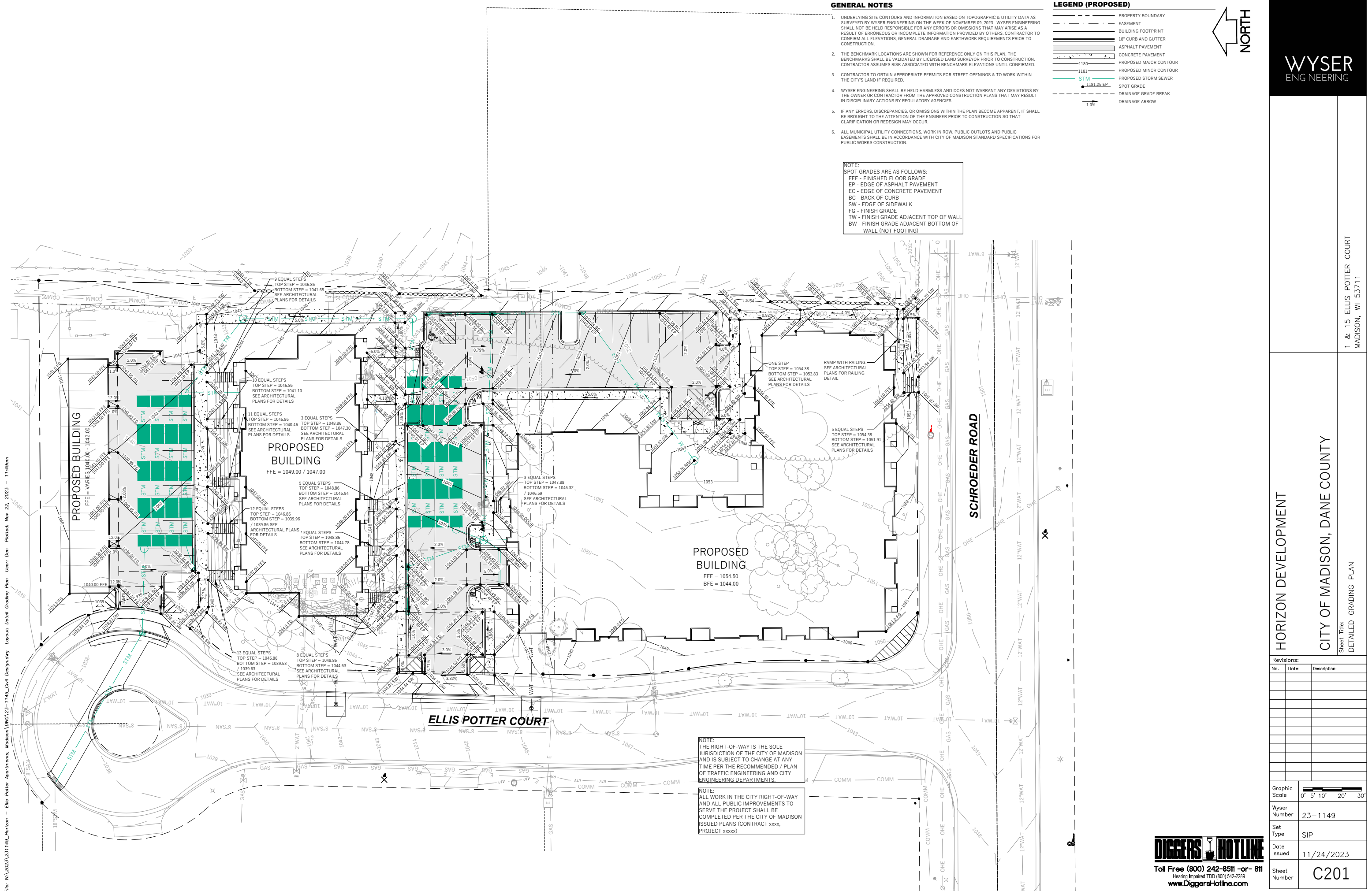
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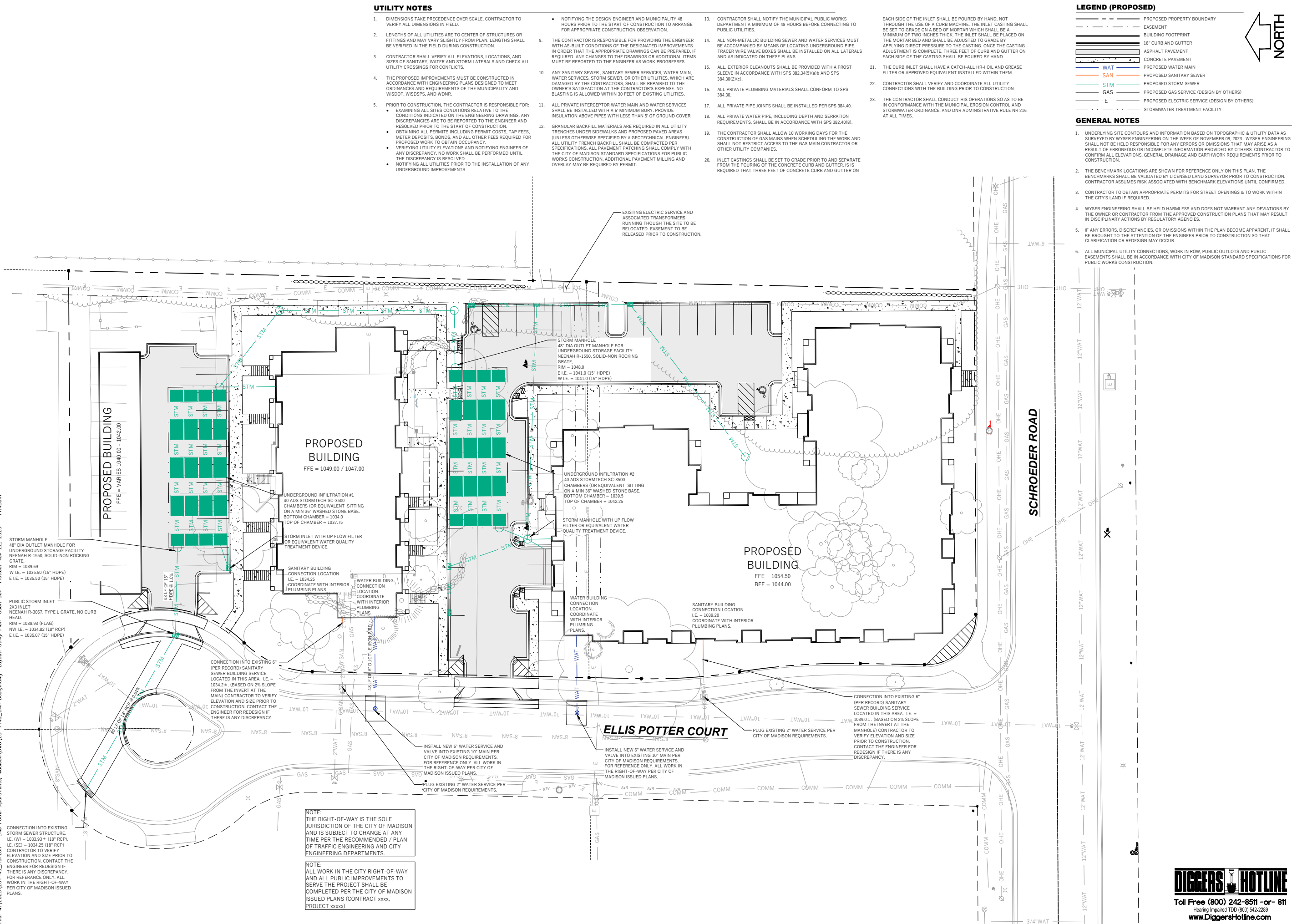
CITY OF MADISON, DANE COUNTY

Sheet title:
DETAILED GRADING PLAN

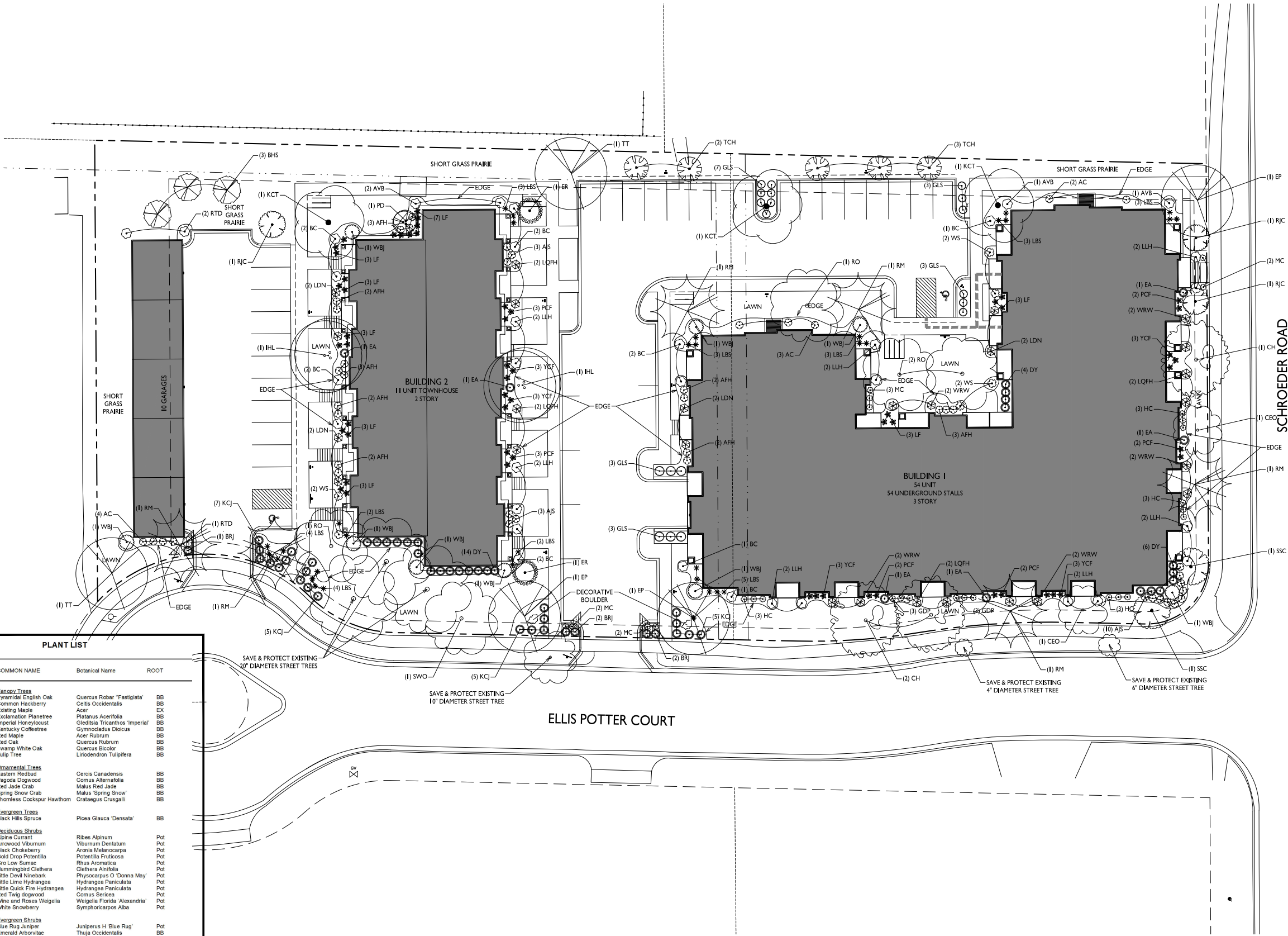
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PLANT LIST					
KEY	QUAN	SIZE	COMMON NAME	Botanical Name	ROOT
(28)					
CEO	2	2 1/2"	Pyramidal English Oak	Quercus Robur 'Fastigiata'	BB
CH	3	2 1/2"	Common Hackberry	Celtis Occidentalis	BB
EM	3	24"	Existing Maple	Acer	EX
EP	3	2 1/2"	Exclamation Planetree	Platanus Acerifolia	BB
IHL	2	2 1/2"	Imperial Honeylocust	Gleditsia Trichanthos 'Imperial'	BB
KCT	3	2 1/2"	Kentucky's Coffeetree	Gymnocladus Dioicus	BB
RM	6	2 1/2"	Red Maple	Acer Rubrum	BB
RO	4	2 1/2"	Red Oak	Quercus Rubrum	BB
SWO	1	2 1/2"	Swamp's White Oak	Quercus Bicolor	BB
TT	2	2 1/2"	Tulip Tree	Liriodendron Tulipifera	BB
(14)					
ER	3	2"	Eastern Redwood	Cercis Canadensis	BB
PD	1	2"	Pagoda Dogwood	Cornus Alternifolia	BB
RJC	4	2"	Red Jade Crab Apple	Malus Red Jade	BB
SSC	4	2"	Spring Snow Crab	Malus 'Spring Snow'	BB
TCH	2	2"	Thornless Cockspur Hawthorn	Crataegus Crusgalli	BB
(3)					
BHS	3	5'	Evergreen Trees Black Hills Spruce	Picea Glauca 'Densata'	BB
(123)					
AC	9	18"	Deciduous Shrubs Alpine Currant	Ribes Alpinum	Pot
AVB	6	30"	Arrowwood Viburnum	Viburnum Dentatum	Pot
BC	13	24"	Black Chokeberry	Aronia Melanocarpa	Pot
GDP	4	18"	Gold Drop Potentilla	Potentilla Fruticosa	Pot
GLS	19	18"	Gro Low Sumac	Rhus Aromatica	Pot
HC	21	18"	Hummingbird Clematis	Clematis Alnifolia	Pot
LDN	8	24"	Little Devil Ninebark	Physocarpus O 'Donna May'	Pot
LLH	16	24"	Little Lime Hydrangea	Hydrangea Paniculata	Pot
LQFH	8	24"	Little Quick Fire Hydrangea	Hydrangea Paniculata	Pot
RTD	3	24"	Red Twig dogwood	Cornus Sericea	Pot
WRW	10	24"	Wine and Roses Weigelia	Weigelia Florida 'Alexandria'	Pot
WS	6	24"	White Snowberry	Symphoricarpos Alba	Pot
(66)					
BRJ	5	18"	Evergreen Shrubs Blue Rug Juniper	Juniperus H 'Blue Rug'	Pot
EA	6	5'	Emerald Arborvitae	Thuja Occidentalis	BB
DY	24	24"	Densiform Yew	Taxus Media Densiformis	EX
KJC	22	18"	Kalley Compact Juniper	Juniperus M Kallay's Compact	Pot
WBJ	9	5'	Wichita Blue Juniper	Juniperus Scopulorum	BB
(133)					
AFH	19	1 G	Perennials Autumn Frost Hosta	Hosta 'Autumn Frost'	Con
AJS	16	1 G	A J Sedum	Sedum spectabile 'A/J'	Con
LBS	32	1 G	Little Bluestem Grass	Schizachyrium Scoparium	Con
LF	28	1 G	Lady Fern	Athyrium filix-femina	Con
MC	9	1 G	Moonbeam Coreopsis	Coreopsis 'Moonbeam'	Con
PCF	14	1 G	Purple Cone Flower	Echinacea Purpurea	Con
YCF	15	1 G	Yellow Cone Flower	Echinacea	Con



GENERAL NOTES:

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE. REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
4. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
5. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
7. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
10. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
11. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
12. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.



BIKE RACK

EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK

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Issued for UDC Submittal - November 27, 2023
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PROJECT TITLE

**Horizon
Development**

**I & 15 Ellis Potter Ct
Madison, Wisconsin**

SHEET TITLE

Landscape Plan

SHEET NUMBER

L-1.1

PROJECT NO.

2372

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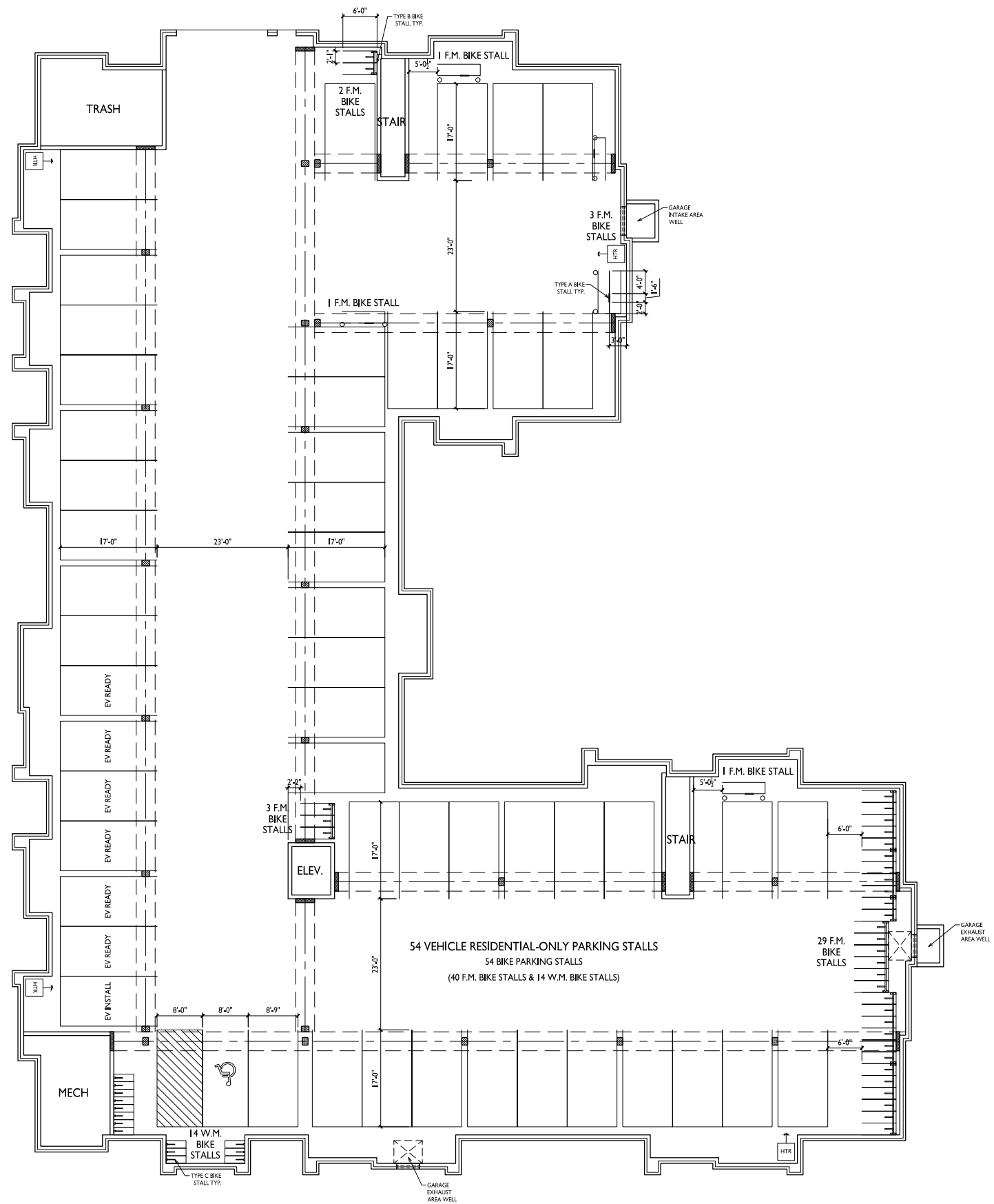
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PROJECT TITLE
Horizon
Development

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Madison, Wisconsin
SHEET TITLE
Basement Floor
Plan

SHEET NUMBER

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I BASEMENT FLOOR PLAN
A-1.0 3/32" = 1'-0"

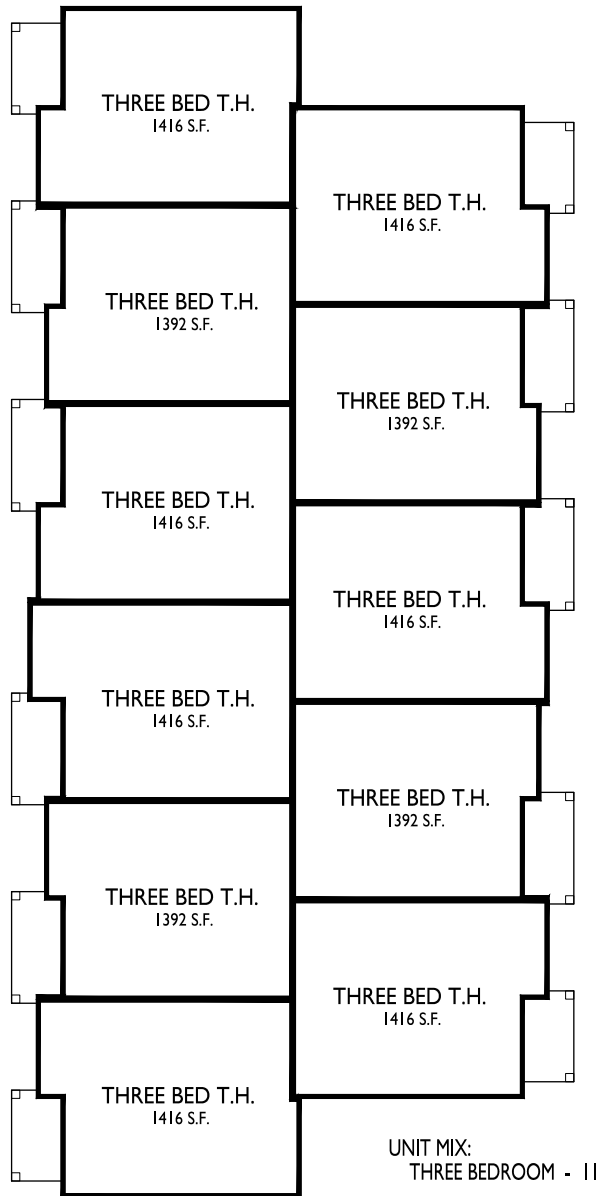
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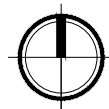
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SHEET TITLE
First Floor Plan

SHEET NUMBER

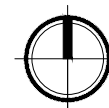
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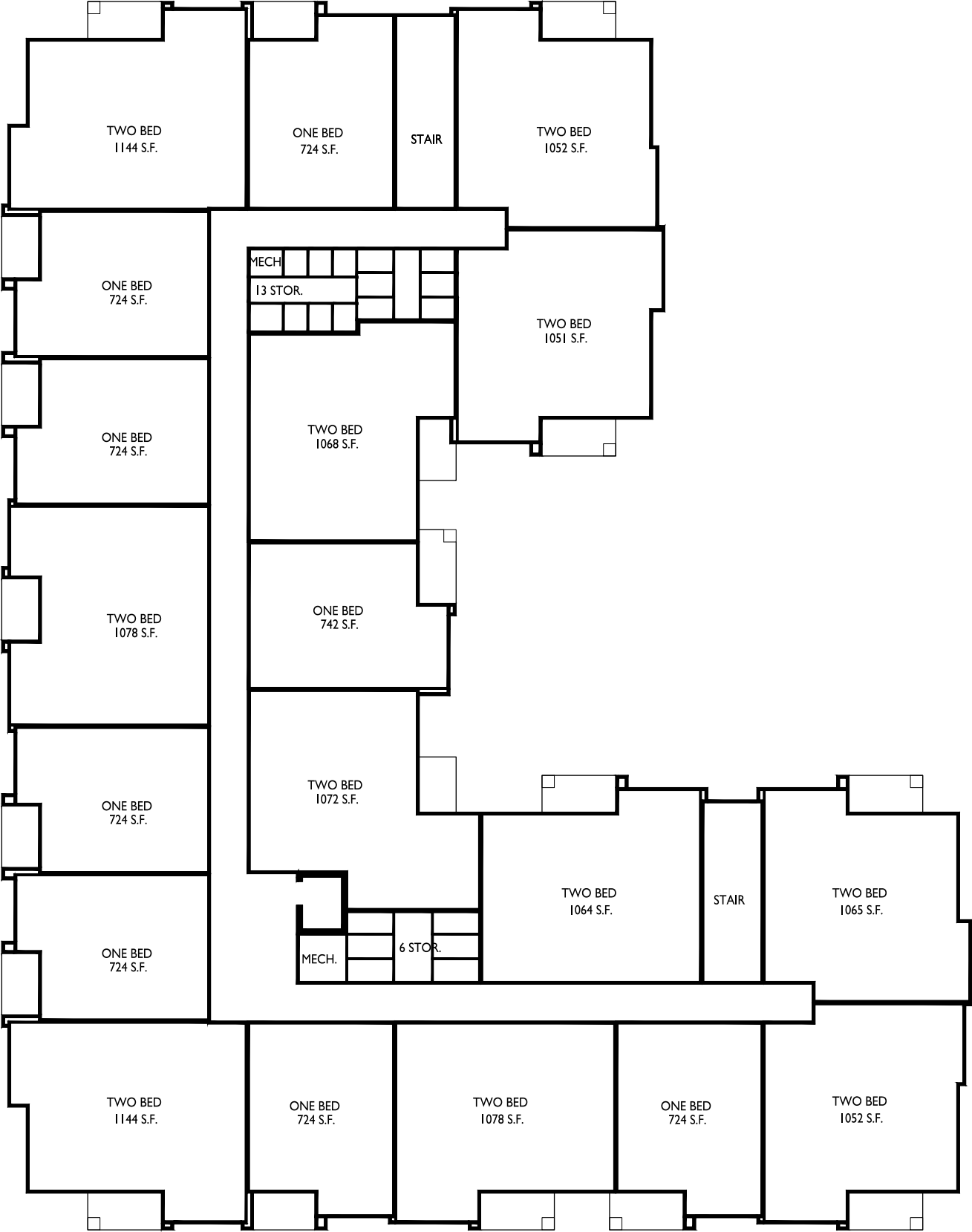
2 FIRST FLOOR PLAN TOWNHOMES
A-1.1 3/32" = 1'-0"



1 FIRST FLOOR PLAN
A-1.1 3/32" = 1'-0"



UNIT MIX:
ONE BEDROOM - 26
TWO BEDROOM - 28
54



I
A-1.2

SECOND FLOOR PLAN

3/32" = 1'-0"



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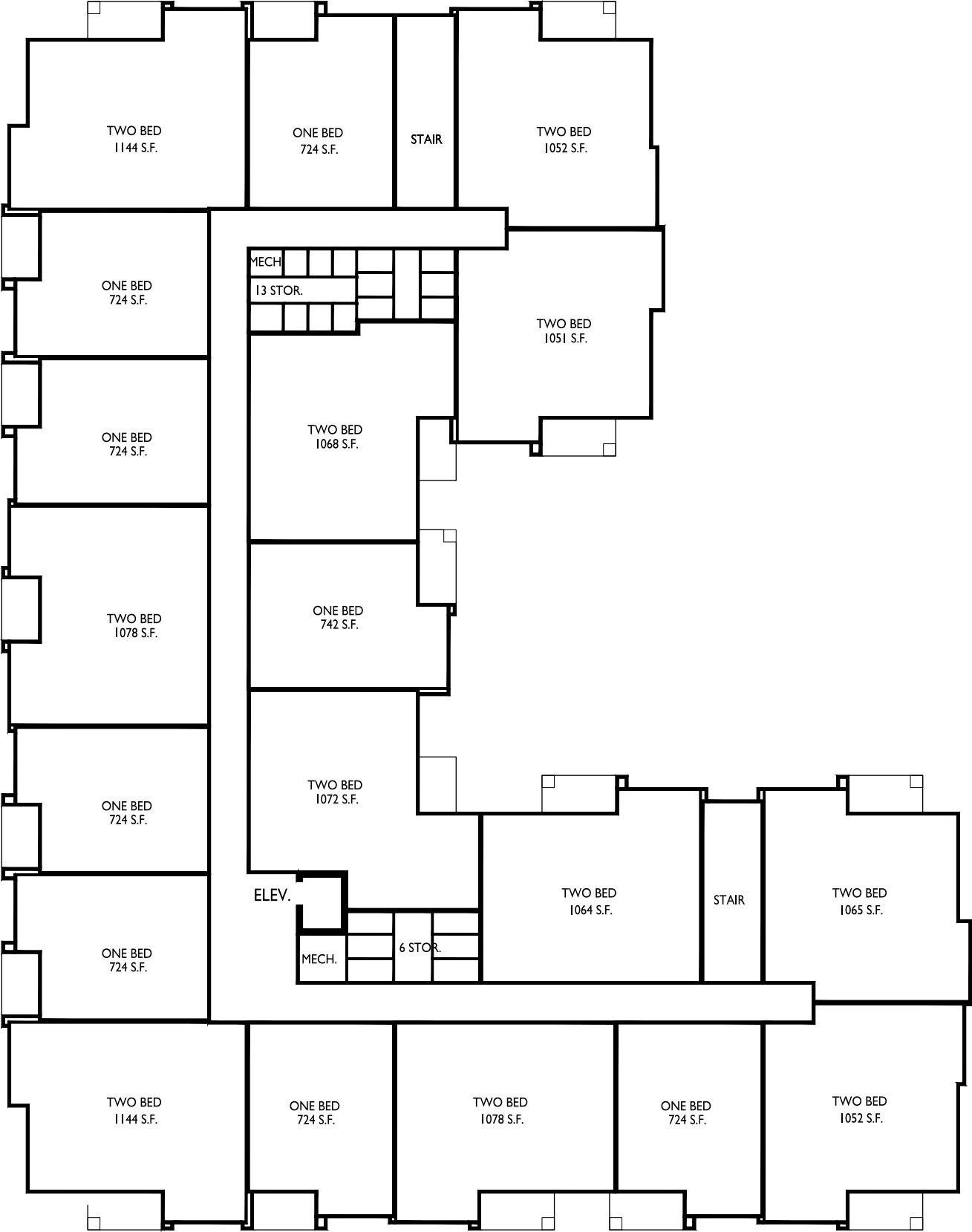
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SHEET TITLE
Second Floor Plan

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I
A-1.3

THIRD FLOOR PLAN

3/32" = 1'-0"



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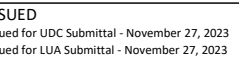
PROJECT TITLE
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SHEET TITLE
Third Floor Plan

SHEET NUMBER

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1 ELEVATION - SOUTH
A-2.1 $1/8" = 1'-0"$



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

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Madison, Wisconsin
SHEET TITLE
EXTERIOR
ELEVATIONS -
APARTMENT

SHEET NUMBER

A-2.1

PROJECT NUMBER

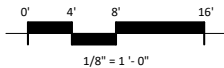
372



1 ELEVATION - NORTH
A-2.2 1/8" = 1'-0"



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



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	AGED PEWTER
03	BRICK VENEER	INTERSTATE BRICK	TUMBLEWEED
04	CAST STONE	ROCKCAST	CREME BUFF
05	COMPOSITE TRIM	JAMES HARDIE	ARCITC WHITE
10	COMPOSITE WINDOWS	ANDERSEN	WHITE
11	WRAPPED COLUMN	JAMES HARDIE	ARCITC WHITE
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	ALUMINIUM STOREFRONT	TBD	BLACK
14	ASPHALT SHINGLE ROOF	TBD	TBD

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A-2.3

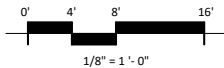
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2 ELEVATION - HIDDEN NORTH
A-2.3 1/8" = 1'-0"



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



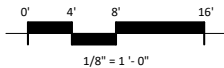
EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	AGED PEWTER
03	BRICK VENEER	INTERSTATE BRICK	TUMBLEWEED
04	CAST STONE	ROCKCAST	CREME BUFF
05	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOWS	ANDERSEN	WHITE
11	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	ALUMINIUM STOREFRONT	TBD	BLACK
14	ASPHALT SHINGLE ROOF	TBD	TBD



1 COLORED ELEVATION - SOUTH
A-2.4 1/8" = 1'-0"



2 COLORED ELEVATION - WEST
A-2.4 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	AGED PEWTER
03	BRICK VENEER	INTERSTATE BRICK	TUMBLEWEED
04	CAST STONE	ROCKCAST	CREME BUFF
05	COMPOSITE TRIM	JAMES HARDIE	ARCITC WHITE
10	COMPOSITE WINDOWS	ANDERSEN	WHITE
11	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	ALUMINIUM STOREFRONT	TBD	BLACK
14	ASPHALT SHINGLE ROOF	TBD	TBD

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PROJECT TITLE
Horizon
Development

1 & 15 Ellis Potter Ct
Madison, Wisconsin

SHEET TITLE
EXTERIOR
ELEVATIONS -
COLOR -
APARTMENT

SHEET NUMBER

A-2.4

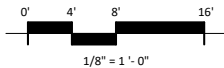
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1 COLORED ELEVATION - NORTH
A-2.5 1/8" = 1'-0"



2 COLORED ELEVATION - EAST
A-2.5 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	AGED PEWTER
03	BRICK VENEER	INTERSTATE BRICK	TUMBLEWEED
04	CAST STONE	ROCKCAST	CREME BUFF
05	COMPOSITE TRIM	JAMES HARDIE	ARCITC WHITE
10	COMPOSITE WINDOWS	ANDERSEN	WHITE
11	WRAPPED COLUMN	JAMES HARDIE	ARCITC WHITE
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	ALUMINIUM STOREFRONT	TBD	BLACK
14	ASPHALT SHINGLE ROOF	TBD	TBD

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PROJECT TITLE
Horizon
Development

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Madison, Wisconsin
SHEET TITLE

EXTERIOR
ELEVATIONS -
COLOR -
APARTMENT

SHEET NUMBER

A-2.5

PROJECT NUMBER
2372

ISSUED
Issued for UDC Submittal - November 27, 2023
Issued for LUA Submittal - November 27, 2023

PROJECT TITLE
Horizon
Development

1 & 15 Ellis Potter Ct
Madison, Wisconsin
SHEET TITLE

EXTERIOR
ELEVATIONS -
COLOR -
APARTMENT

SHEET NUMBER

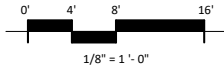
A-2.6
PROJECT NUMBER
2372



2 COLORED ELEVATION - HIDDEN NORTH
A-2.6 1/8" = 1'-0"



1 COLORED ELEVATION - HIDDEN SOUTH
A-2.6 1/8" = 1'-0"



1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	AGED PEWTER
03	BRICK VENEER	INTERSTATE BRICK	TUMBLEWEED
04	CAST STONE	ROCKCAST	CREME BUFF
05	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOWS	ANDERSEN	WHITE
11	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	ALUMINIUM STOREFRONT	TBD	BLACK
14	ASPHALT SHINGLE ROOF	TBD	TBD



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



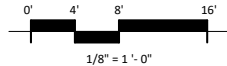
2 ELEVATION - SOUTH
A-2.1 1/8" = 1'-0"



4 ELEVATION - WEST
A-2.1 1/8" = 1'-0"



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



1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 8"	JAMES HARDIE	RICH ESPRESSO
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	AGED PEWTER
03	BRICK VENEER	INTERSTATE BRICK	TUMBLEWEED
04	CAST STONE	ROCKCAST	CREME BUFF
05	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOWS	ANDERSEN	WHITE
11	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	STANDING SEAM METAL ROOF	CMG	SILVER
14	ASPHALT SHINGLE ROOF	TBD	TBD

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PROJECT TITLE
Horizon
Development

1 & 15 Ellis Potter Ct
Madison, Wisconsin
SHEET TITLE

EXTERIOR
ELEVATIONS -
TOWNHOME

SHEET NUMBER

A-2.1

PROJECT NUMBER
2372



1 COLORED ELEVATION - NORTH
A-2.2 1/8" = 1'-0"



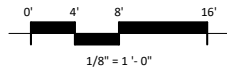
2 COLORED ELEVATION - SOUTH
A-2.2 1/8" = 1'-0"



4 COLORED ELEVATION - WEST
A-2.2 1/8" = 1'-0"



3 COLORED ELEVATION - EAST
A-2.2 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 8"	JAMES HARDIE	RICH ESPRESSO
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	AGED PEWTER
03	BRICK VENEER	INTERSTATE BRICK	TUMBLEWEED
04	CAST STONE	ROCKCAST	CREME BUFF
05	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOWS	ANDERSEN	WHITE
11	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	STANDING SEAM METAL ROOF	CMG	SILVER
14	ASPHALT SHINGLE ROOF	TBD	TBD

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PROJECT TITLE
Horizon
Development

1 & 15 Ellis Potter Ct
Madison, Wisconsin
SHEET TITLE
EXTERIOR
ELEVATIONS -
COLORED -
TOWNHOME

SHEET NUMBER

A-2.2

PROJECT NUMBER
2372

ISSUED
Issued for UDC - November 27, 2023
Issued for LUA - November 27, 2023

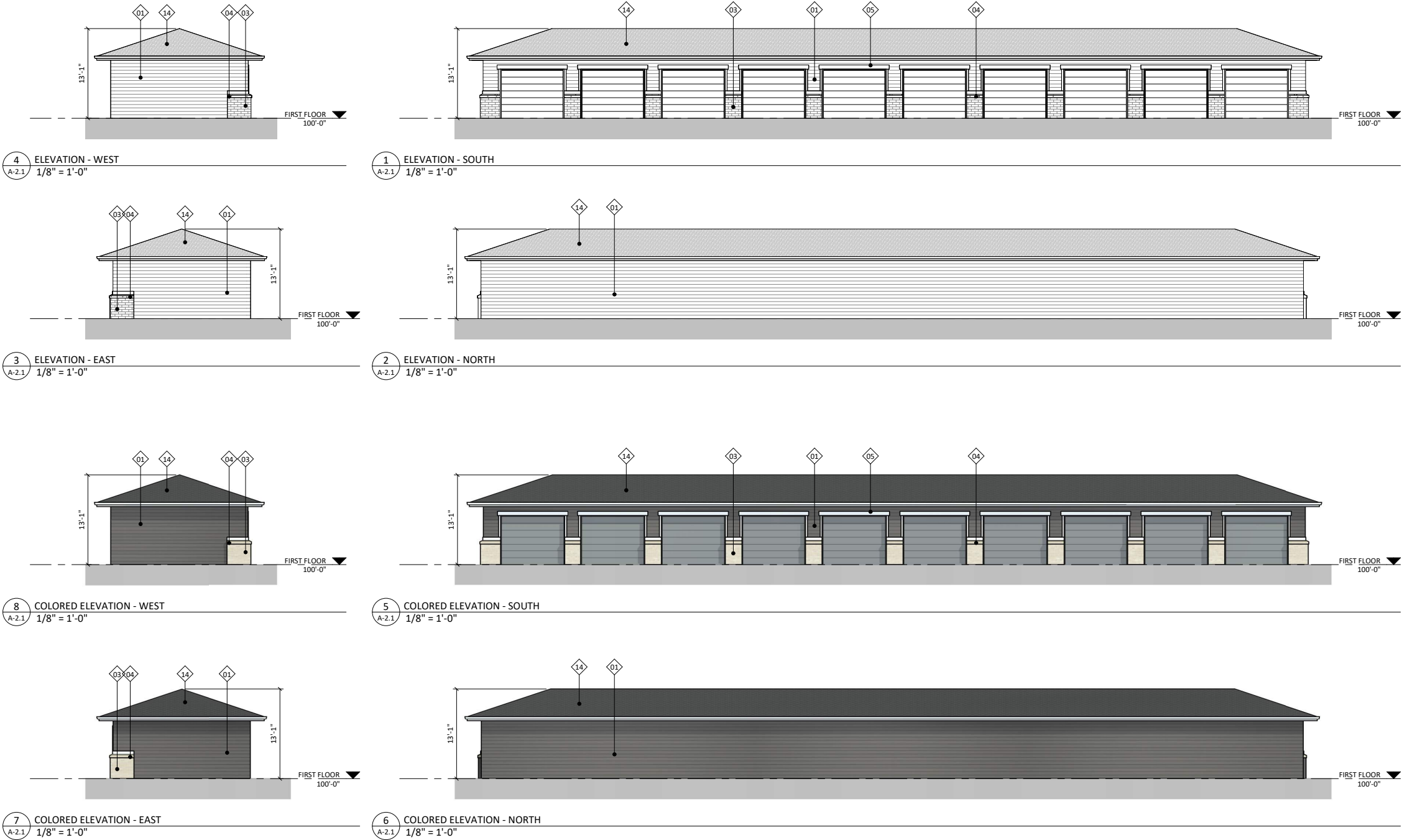
PROJECT TITLE
Horizon
Development

1 & 15 Ellis Potter Ct
Madison, Wisconsin
SHEET TITLE
EXTERIOR
ELEVATIONS -
GARAGE

SHEET NUMBER

A-2.1

PROJECT NUMBER
2372



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
03	BRICK VENEER	INTERSTATE BRICK	TUMBLEWEED
04	CAST STONE	ROCKCAST	CREME BUFF
05	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
14	ASPHALT SHINGLE ROOF	TBD	TBD



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Horizon Development

1 & 15 Ellis Potter Ct, Madison, Wisconsin





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1 & 15 Ellis Potter Ct, Madison, Wisconsin





**BRICK VENEER - INTERSTATE BRICK -
TUMBLEWEED**



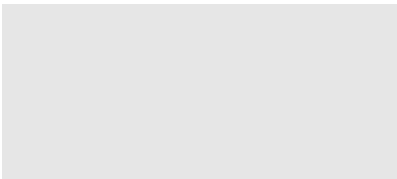
**COMPOSITE LAP SIDING 6"
JAMES HARDIE - RICH
ESPRESSO**



**COMPOSITE BOARD &
BATTEN
JAMES HARDIE - AGED
PEWTER**



**CAST STONE - ROCKCAST -
CREME BUFF**



COMPOSITE WINDOWS - WHITE



STANDING SEAM ROOF - SILVER



RAILINGS - BLACK



**BRICK VENEER - INTERSTATE BRICK -
TUMBLEWEED**



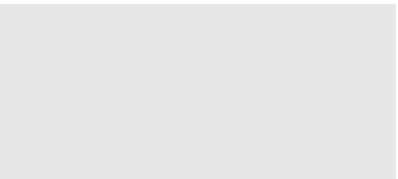
**COMPOSITE LAP SIDING 8"
JAMES HARDIE - RICH
ESPRESSO**



**COMPOSITE BOARD &
BATTEN
JAMES HARDIE - AGED
PEWTER**



**CAST STONE - ROCKCAST -
CREME BUFF**



COMPOSITE WINDOWS - WHITE



STANDING SEAM ROOF - SILVER



RAILINGS - BLACK

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PROJECT TITLE
**Horizon
Development**

**1 & 15 Ellis Potter Ct
Madison, Wisconsin**
SHEET TITLE
**MATERIAL BOARD
TOWNHOME**

SHEET NUMBER
A002
PROJECT NUMBER
2372



Development Team Experience & Capacity

Horizon Develop, Build, Manage

Horizon Develop Build Manage is a vertically integrated group of companies specializing in real estate development, construction, and property management services. Started in 1984 and headquartered in Madison, Wisconsin, Horizon began as a development firm with the goal of improving access to independent senior housing. Our success has provided exposure to new commercial real estate markets and allowed us to add construction and property management divisions to create our integrated service platform. We credit our success to Horizon's proprietary, systematic development process, careful selection of project and community partners, and a steadfast commitment to our core values of honesty, respect, integrity, and compassion.

In our 40-year history, Horizon has completed nearly \$2.5 billion in development and construction work, and our management portfolio currently includes approximately 3,656 units that are more than 98% occupied. While we have a portfolio of completed housing communities nationwide, Horizon focuses on projects in the Midwest region, including Wisconsin, Iowa, and Illinois.

Horizon Development Group, Inc.

Horizon Development Group, Inc., ("HDG") specializes in the development of multifamily commercial real estate, with an emphasis on senior and affordable housing. Our portfolio of relevant, completed work includes over \$600 million dollars in total development costs and more than 5,000 units of market rate and affordable multifamily housing. HDG credits our success to its integrated service platform, which strategically includes a mix of industry experts in design, construction, and property management in all phases of the development process. Our integrated service platform has won many repeat clients over the years who credit us with a transparent approach to development that clearly identifies what it will take to build and operate each asset.

HDG's team will be responsible for leading all facets of the development process to ensure the project achieves financial closing and starts construction according to the milestone schedule. Our expertise includes everything from organizing project goal creation, to stakeholder engagement, predevelopment and feasibility analyses, due diligence, market research, coordination of financing and entitlements applications, and the layering and procurement of affordable housing tax credits and soft financing sources.

Horizon Construction Group, Inc.

Horizon Construction Group, Inc., ("HCG") provides an integrated approach to preconstruction, estimating, and project management services. HCG has built over 10,000 residential units, totaling over \$1.8 billion in total housing construction costs, and \$500 million in commercial construction projects. HCG has constructed more than 2,700 units of workforce and affordable housing in Wisconsin.

As a design-build contractor, Horizon does not perform any project design functions in-house, but rather works closely with the architect and project engineers to oversee the design process. Detailed design review and iterative meetings with the architect and community stakeholders help ensure that program/vision are being met and the most efficient building design is achieved. Too frequently we see projects designed and priced independently, which results in predictable budget overages, subsequent re-design, and delay. The design-build approach employs a more efficient use of resources and Horizon's integrated platform of services, helping the project remain on schedule and on budget.



Horizon Construction understands the importance of a quality build to ensure long-term use. We bring a wealth of experience to keep your project moving forward; from managing conceptual site planning, to building design and entitlement processes. Horizon Construction believes in 100% project completion.

Horizon Management Services, Inc.

Horizon Management Services, Inc., manages 70 properties across the Midwest. Horizon oversees approximately 3,656 units and maintains portfolio-wide occupancy of 98%. Our team is comprised of over 100 professionals that specialize in managing the tax credit compliance and leasing processes, developing the project's operating budget, and ensuring that the property is maintained and operated according to Horizon's standards.

LIHTC Experience

Project Name	City	State	Total Units	LIHTC Units
Ellis Potter Apartments (Working on Closing)	Madison	WI	65	55
Layton Preserve (Under Construction)	Greenfield	WI	45	38
Bayview	Madison	WI	130	120
Roosevelt West	Dubuque	IA	44	44
Walnut Glen	Wauwatosa	WI	101	85
Spring Harbor Senior Apartments	Port Washington	WI	40	40
Stonebridge, Westgate, Park Place	Merrill	WI	92	92
Uptown Commons II	Chilton	WI	24	24
Applewood IV	Dubuque	IA	60	54
Grand View Townhomes	Grand Chute	WI	40	34
Saxony Manor	Kenosha	WI	224	224
Globe Apartments	Watertown	WI	48	48
Parkview III Senior Housing	Caledonia	WI	73	73
Woodfield Village II	Howard	WI	49	49
Burr Oaks Senior Housing	Madison	WI	50	50
Cedar Glen Senior Housing	Wauwatosa	WI	80	80
The Landing at Eagle Flats	Appleton	WI	54	54
Riverwalk Place	Appleton	WI	70	70
Riverworks Apartments	Milwaukee	WI	36	36
Applewood III	Dubuque	IA	43	43
Alta Mira II	Menomonee Falls	WI	57	57
Hillcrest - Greenfield Bldg H	Greenfield	WI	41	41
Uptown Commons	Chilton	WI	40	40
Angell Park	Sun Prairie	WI	61	61
Cedar Creek II	Rothschild	WI	49	49
Granville Heights	Milwaukee	WI	63	63



Woodfield Village Senior Housing	Howard	WI	61	61
Cedar Creek	Rothschild	WI	49	49
Westminster	Madison	WI	65	65
Frost Woods I	Monona	WI	68	68
Prairie Hill - Bldg F	Greenfield	WI	69	69
Crestview	Greenfield	WI	76	76
Prairie Oaks Senior Housing II	Verona	WI	36	36
Sedgemeadow	Elkhorn	WI	48	48
Clare Heights	Milwaukee	WI	45	45
Highland II - RCAC	Watertown	WI	49	49
Clare Meadows II	Franklin	WI	40	40
Hillside Woods I	Delafield	WI	49	49
Brookside II	Davenport	IA	32	32
Francis Meadows	Burlington	WI	49	49
Highland Village I	Watertown	WI	49	49
Prairie Oaks Senior Housing	Verona	WI	36	36
Waterview II	Sheboygan	WI	24	24
White Oaks	Greenfield	WI	80	80
Brookside I	Davenport	IA	45	45
Hawthorne	Waterloo	WI	24	24
Fox Meadows	Evansdale	IA	41	41
Waterview	Sheboygan	WI	67	67
Cottonwood	Cudahy	WI	49	49
Clare Meadows	Franklin	WI	135	135
Fairview	Jefferson	WI	49	49
Gateway	Waupun	WI	49	49
Maple Ridge	Reedsburg	WI	49	49
Phoenix	Portage	WI	44	44
Country View	Waunakee	WI	42	42
Riverplace	Janesville	WI	44	44
Parkside Village	Delavan	WI	46	46
Hillcrest	Beloit	WI	67	67
Applewood II	Dubuque	IA	45	45
Applewood I	Dubuque	IA	47	47
Wesley Park	Janesville	WI	40	40
Sugar Creek	Verona	WI	61	61
Sunset	Harvard	IL	24	24



Horizon has developed numerous projects that include layered financing, including federal, state, city, and other financing sources. Many of the LIHTC projects developed in the past 15 years include funds other than LIHTC equity and bank loans. In addition to HOME, CDBG, and other federal/state resources, Horizon has leveraged municipal tax increment (city-financed and developer-financed), municipal and county loans, FHLB AHP funds, seller financing, and other WHEDA financing.

Obtaining Financing Resources

Horizon has developed numerous projects that include layered financing, including federal, state, city, and other financing sources. Many of the LIHTC projects developed in the past 15 years include funds other than LIHTC equity and bank loans. In addition to HOME, CDBG, and other federal/state resources, Horizon has leveraged municipal tax increment (city-financed and developer-financed), municipal and county loans, FHLB AHP funds, seller financing, and other WHEDA financing.

Joint Ventures

Horizon is accustomed to working closely with public agencies on many of its projects. Early in the project we are engaging stakeholders (planning, zoning, community development, alders, neighborhood leaders, etc.) to collect feedback on a development idea and location, which we see as an early partnership to advance an idea. The project also requires financial participation, which Horizon is experienced with as well. Most recently, Horizon co-developed the Bayview project in Madison, which includes financial commitments from both Dane County and the City of Madison. There are many other examples in Horizon's portfolio of completed projects that required public/private partnership. In 2022, Horizon opened Walnut Glen, a 101-unit affordable housing development in Wauwatosa, WI and Roosevelt West, a 44-unit affordable housing development in Dubuque, IA. Both projects required public/private partnership and were completed successfully and are similar to the proposed project in this RFP response.

Years in existence

Horizon was founded in 1984. As we approach our 40-year anniversary, we are proud of the nearly 100 projects that we have developed and countless households that have been impacted in a positive way. We have worked hard to create an efficient and integrated platform of services that deliver properties across the region and are fortunate to have talented staff that make developing, constructing, and managing multifamily Horizon's expertise throughout the Midwest. Below are short bios for Horizon leadership that would be involved with the project.



Staff Qualifications

Mick Hintz – CEO of Horizon Group of Companies

Mick has been with Horizon since 2012 and now as the CEO of Horizon Develop Build Manage, he oversees the firm's estimating and pre-construction services. Mick has more than 30 years of industry experience in both development and construction. Mick leads the company's efforts in estimating, contract review, and design coordinating for both internal and third-party development projects.

Scott Kwiecinski – Vice President of Development

Scott has been with Horizon since 2003 and serves in a leadership and project management role on Horizon's Development team. Scott procures new opportunities for housing development aligning with Horizon's core competencies, including a variety of affordable and conventionally financed projects. Scott has worked on new construction, rehabilitation, and redevelopment projects with housing authorities, nonprofit agencies, and various investor groups. His experience includes LIHTC development, HUD transactions, Rental Assistance Demonstration (RAD) conversion, and other layered programs in affordable housing.

Curt Peerenboom - CFO of Horizon Group of Companies

Curt has been with Horizon since 2015 and as the CFO he oversees all company accounting functions, while maintaining high production and quality standards for all accounting operations. In addition, he is responsible for the company's financial relationships and determining the financial feasibility of investment opportunities and overseeing the closing process for debt and equity. His experience includes working as a senior accountant at SVA Certified Public Accountants, S.C. Additionally, Curt has more than 20 years of experience in the real estate industry with a focus on Section 42 tax credit, historic tax credit, and new market tax credit programs, including working on transactions structuring and underwriting various real estate projects.

E. Jay Gering – President of Construction

As President of Horizon Construction, E. Jay is responsible for quality control, safety, and operations. He has a constant presence throughout each construction project, working closely with the pre-construction team from the bidding and pre-planning process through the execution and completion of the project.

Becky Hildebrandt – President of Horizon Management Services

Becky has been with Horizon since 1999 and as President of Horizon Management Services, is responsible for running the day-to-day operations of Horizon's entire portfolio. She effectively oversees all of the managers and ensures the buildings operate effectively and efficiently and within budget. Additionally, Becky works in the development of the company's strategic decisions to expand and secure new business. She holds TaCCs, COS, TSC, and CMH certifications.



Financial Capacity

Horizon has the capacity to secure funding for and complete the proposed project. Our company is staffed to develop, construct, and manage additional projects and has the financial capacity to advance projects and provide required guarantees.

Integrated Supportive Housing

Horizon is experienced in supportive housing and has participated in numerous developments in the last years that have supportive housing elements, consistent with the WHEDA Qualified allocation plan. Horizon is also experienced in higher levels of supportive housing units in various markets, including the City of Madison.

Horizon Management Services is experienced in supportive housing and has participated in numerous developments in the last years that have supportive housing elements, consistent with the WHEDA Qualified allocation plan. Horizon is also experienced in higher levels of supportive housing units in various markets, including the City of Madison. Horizon Management Services is the property manager for many recent projects that incorporate supportive housing, including Burr Oaks, Walnut Glen, Uptown Commons II, Spring Harbor, Garden Place, Garden Terrace, Becher Terrace, Clarke Square, Sunset Senior, and Rodney Scheel House.

Awards and Certifications

Horizon has been involved with numerous projects that have been certified to different levels of energy efficiency and green building standards.

Organizational Chart

Ellis Potter Apartments – Project Ownership Chart

