

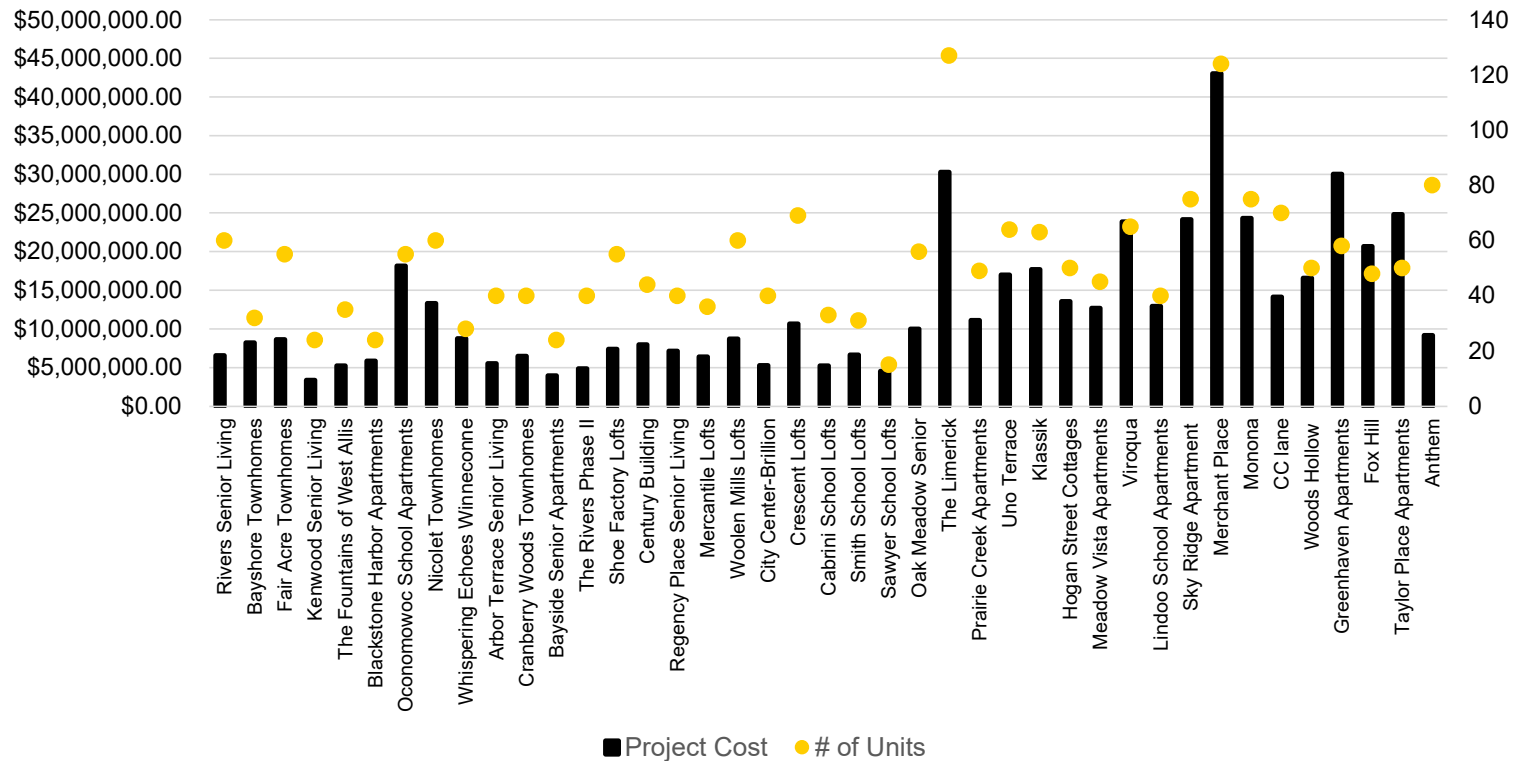


# NORTHPOINTE

DEVELOPMENT CORPORATION



# AFFORDABLE HOUSING DEVELOPED



**\$ 524,858,945**

Total Project Cost

**2129**

Total Units

NORTHPOINTE DEVELOPMENT

# MEET THE TEAM



**CALLAN L. SCHULTZ**

Callan Schultz graduated from the University of Wisconsin-Oshkosh with a Bachelor of Business Administration, with majors in finance and management information systems and a Masters of Business Administration.

He was a 1999 class member of the Massachusetts Institute of Technology's Birthing of Giants program.

Callan formed Keystone Development, LLC in 1999. The company has developed over 2,000 apartment units throughout Wisconsin, Michigan, Ohio and Iowa.

In 2011, Callan and Andy Dumke formed Northpointe Development, Inc. for the purpose of developing and owning affordable housing in Wisconsin.



**SEAN O'BRIEN**

Prior to joining Northpointe Development in 2020, Sean O'Brien was director of commercial lending for almost six years at the Wisconsin Housing and Economic Development Authority (WHEDA).

In his tenure, Sean led the development of Wisconsin's Affordable Housing Policy and allocation of the Low-Income Housing Tax Credit Program.

In 2018, Sean's Commercial Lending team implemented the State Housing Tax Credit Program, which allowed WHEDA to allocate a new credit that has since created or preserved approximately 1,000 affordable homes annually.

Sean also served on the Community Investment Advisory Council for the Federal Home Loan Bank of Chicago for three years.

Sean holds a Bachelor of Business Administration degree from the University of Wisconsin-Madison.



**JAKE VICTOR**

Jake Victor is Vice President of Development for Northpointe Development.

In this role, Jake is responsible for the growth and execution of Northpointe's pipeline in new markets.

Jake previously served as a Commercial Lending Officer for the Wisconsin Housing and Economic Development Authority. While at WHEDA he was tasked with allocating the state's Housing Tax Credit programs, originating multifamily loans, and overseeing Wisconsin's National Housing Trust Fund Program.

Jake successfully originated over \$140mm in lending activity for affordable housing projects throughout the state.

Jake has a Bachelor's degree from the University of Wisconsin - Madison in Finance and Real Estate.



**ANDY J. DUMKE**

Since 1993 when he first began developing and managing real estate, Andy Dumke has grown his portfolio to include multi-family apartments, commercial office buildings, warehouse buildings, and retail centers.

His other company, Alliance Development, has developed over \$200,000,000 in real estate. Alliance works with nationally accredited tenants such as Starbucks®, Panera®, Fed EX/Kinkos®, TJ Maxx®, JoAnn Fabrics®, US Cellular®, Verizon®, Buffalo Wild Wings®, Chipotle®, Qdoba®, Baker Tilly®, Old National Bank®, and Olive Garden®.

Alliance's current portfolio contains over 1,000,000 square feet of commercial office, warehouse and retail space.

Andy founded Northpointe Development Corporation with Cal Schultz in 2011.

NORTHPOINTE DEVELOPMENT

# ABOUT US

Northpointe Development Inc. is the answer for municipalities and local organizations looking for a developer who understands the unique character and scale of the neighborhood and develops with care.



TURNING REAL ESTATE DEVELOPMENT CHALLENGES INTO HOME SWEET HOME

**We have more than a decade of experience handling the toughest development challenges, including:**

- Acting as Master Developer to develop both private and public improvements and infrastructure on multiple contiguous sites.
- Creative and unique architecture with sustainable products and materials.
- Environmental remediation and abatement on brownfield and blighted sites.
- Partnering with multiple government entities, including the Department of Natural Resources, state housing finance agencies, Housing and Urban Development, and the Federal Energy Regulatory Commission.
- Utilizing TIF (tax increment financing) to bridge a community's redevelopment goals through public-private partnerships.
- Obtaining soft funds to fill gaps.
- Preserving and repurposing historic buildings.
- Securing competitive tax credits – a long track record of success in all market types.



TURNING REAL ESTATE DEVELOPMENT CHALLENGES INTO HOME SWEET HOME

# OUR PROCESS



## IDENTIFY

We explore development needs of communities, especially those that have a need for affordable senior and workforce housing.

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## PARTNER

We work in tandem with community and neighborhoods to see if our land development ideas and expertise can solve a community needs.

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## PLAN

We partner with local industry experts including contractors, architects, and engineers to devise a feasible and executable plan.

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## EDUCATE

Host community meetings to discuss the benefits of the real estate development project with concerned citizens and evaluate feedback.

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## SOURCE

Locate any financial participation needed from outside sources. Identify and apply government tax credits that fit the project. We have high success rate with competitive credit programs, earning roughly two awards per year over the last 10 years.

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## EXECUTE

Effectively manage the closing and construction project through completion and then work with third-party professional property management company to lease up and operate project.

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## LONG-TERM INVESTMENTS

Northpointe is a long-term partner in all of our projects and communities. We use sustainable building materials and make capital improvements when needed to maintain our assets to the highest quality.

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CREATE PLACE TO LIVE, LEARN, WORK, AND PLAY

# The Limerick- Fitchburg WI \$330,000 Home Loan



100 Senior Apartments  
27 Family Townhomes  
Opened in 2022





## Broadway Lofts- Monona WI

\$307,469 Home Loan  
63 Family Apartments  
12 Family Townhomes  
Opened in 2024



# Sky Ridge- Sun Prairie WI \$600,000 Home Loan

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61 Senior Apartments

14 Family Townhomes

Opened in March 2025





Main Street Townhomes- Oregon WI  
\$200,000 Home Loan  
\$1,500,000 CDBG-DR Loan  
24 Family Townhome Units  
Construction Started 03/01/2025  
Certificate of Occupancy 10/1/2025

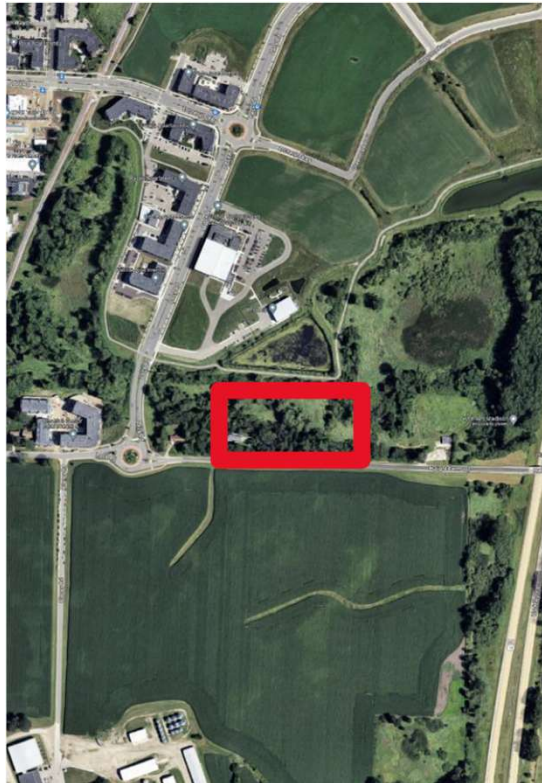


Merchant Place Apartments- Madison WI  
\$1,617,059 Home-ARP Loan  
124 Apartments  
Construction Started June 2025  
Certificate of Occupancy Aug 2026





Uptown Hills, 5078 Haight Farm Road Fitchburg WI  
\$200,000 Home Loan  
Construction Starts 8/15/2025  
Certificate of Occupancy 7/1/2026  
24 Three Bedroom Townhomes



EXTERIOR MATERIAL SCHEDULE		
MARK	BUILDING ELEMENT	MANUFACTURER COLOR
1	ALTERNATING COMPOSITE LAP SIDING - 7" x 4" J	JAMES HARDIE BOOTHBAY BLUE
2	COMPOSITE BOARD AND BATTEN SIDING	JAMES HARDIE MAGNOLIA SERIES - BRICH TREE
3	COMPOSITE PANEL SIDING	JAMES HARDIE WOODSTONE WOODTONE RUSTIC SERIES - SAND CASTLE
4	COMPOSITE PANEL SIDING & TRIM @ BAY	JAMES HARDIE MIDNIGHT BLACK
5	COMPOSITE TRIM	JAMES HARDIE MAGNOLIA SERIES - BRICH TREE
6	MASONRY VENEER	HEBRON BRICK PEY GRY - MODULAR
	CAST STONE BANDS, HEADERS, SILL	EDWARDS CAST STONE 18-018
	VINYL WINDOWS	LINDSAY - SEATHWAY SERIES BLACK
	ALUMINUM MAILING & HANDRAILS	SUPHAKOR BLACK
	INSULATED METAL DOOR KICKERS	TBD TBD
	ROOF SCOFFS - STEEL	TBD MATCH WITH BRICH TREE
	CANOPY AND COLUMNS	JAMES HARDIE WOODTONE RUSTIC SERIES - SAND CASTLE



1 EAST ELEVATION  
1/8"=1'-0"



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

**knothe + bruce**  
ARCHITECTS  
Phone: 608.536.3090  
8401 Greenway Blvd., Suite 900  
Madison, WI 53703



ISSUED  
Issued for Bid - May 1, 2023  
Revised for Award & Permit - June 6, 2023

Attachment 01 - May 31, 2023  
PROJECT TITLE  
**Uptown Hills  
Townhomes**

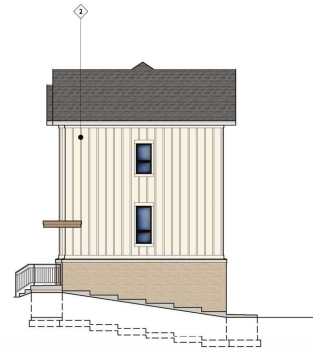
5078 Haight Farm Rd.  
Fitchburg, WI 53711  
SHEET TITLE  
**Exterior  
Elevations-Color  
(18 Unit)**

SHEET NUMBER

**A203.A**

PROJECT NO. **2403**  
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EXTERIOR MATERIAL SCHEDULE		
MARK	BUILDING ELEMENT	MANUFACTURER COLOR
1	ALTERNATING COMPOSITE LAP SIDING - 7"X4"X1"	JAMES HARDIE BOOTHBAY BLUE
2	COMPOSITE BOARD AND BATTEN SIDING	JAMES HARDIE HAZENUE SERIES - BIRCH TREE
3	COMPOSITE PANEL SIDING	JAMES HARDIE WOODSTONE WOODSTONE PLUSTICERIES - SAND CASTLE
4	COMPOSITE PANEL SIDING	JAMES HARDIE WOODSTONE WOODSTONE PLUSTICERIES - SAND CASTLE
5	COMPOSITE TRIM	JAMES HARDIE MIDNIGHT BLACK
6	MASONRY VENEER	HEBORN BRICK HESTY GRAY - MODULAR
	CAST STONE MANDS, HEADERS, SILL	EDWARDS CAST STONE IS-018
	VINYL WINDOWS	LANDSAT - EARTHWISE SERIES BLACK
	ALUMINUM RAILING & HANDRAILS	SLIPSTICK BLACK
	INSULATED METAL DOORFRAMES	T&D T&D
	ROOF SOFFITS - STEEL	T&D MATCH WITH BIRCH TREE
	CANOPY AND COLUMNS	JAMES HARDIE WOODSTONE PLUSTICERIES - SAND CASTLE



1 EAST ELEVATION  
1/8"=1'-0"



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

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ARCHITECTS  
Phone: 8401 Greenway Blvd., Suite 900  
Madison, WI 53703

**NORTHPOINTE**  
DEVELOPMENT CORPORATION

ISSUED  
Issued for Bid - May 1, 2025  
Revised for Award - June 4, 2025

PROJECT TITLE  
Uptown Hills town  
houses Northpointe  
Development -  
6 Unit Townhome

5078 Haight Farm Rd  
Fitchburg, WI 53711  
SHEET TITLE  
Exterior  
Elevations-Color

SHEET NUMBER

A203.B

PROJECT NO. 2403  
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# Questions?

Sean O'Brien

Northpointe Development Corporation

[sean@northpointedev.com](mailto:sean@northpointedev.com)

608-334-5665

