

LAND USE APPLICATION
SUBMITTED – APRIL 8, 2015



Paragon Place at Bear Claw Way
9603 Paragon Street
Madison, Wisconsin

Tax Parcel Number: 070821306010



Applicant: United Financial Group, Inc.
Contact: Ryan McMurtrie
Address: 660 W. Ridgeview Drive
Appleton, WI 54911
Phone: (920)968-8137



PARAGON PLACE

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April 8th, 2014

Ms. Natalie Erdman
Director
Department of Planning & Community & Economic Development
City of Madison
215 Martin Luther King Jr. Blvd., Room LL 100
Madison, WI 53701

RE: **Proposed Paragon Place at Bear Claw Way – Letter of Intent
Conditional Use Permit**

Dear Ms. Erdman:

This Letter of Intent describes the Paragon Place at Bear Claw Way development plan, and is submitted together with the Land Use Application, filing fee, and required submittal items for Staff, Urban Design Commission, and Plan Commission consideration for approval of a conditional use permit.

The proposed development would include 145 units of high-end rental housing with upscale finishes and amenities which have been designed to provide for walkability and continuity with the Elderberry neighborhood. The intent is to begin constructing the 35-unit building in the northeast portion of the site and the centrally located Amenity Building in the spring of 2016.

United Financial Group, Inc. (“UFG”) is a Wisconsin business founded in 1978, and its expertise is in the design, construction, ownership and operation of residential housing communities with a focus on the 55+ apartment market under the name Highlands Communities (HighlandsCommunities.com). Today, UFG operates a portfolio of over 3,400 living units in 16 locations throughout the Milwaukee metro market, Wisconsin Fox River Valley, North central Wisconsin, and is currently constructing the second building of a new market rate property at the Community of Bishops Bay in Middleton. UFG provides the following services exclusively to its affiliates: professional property management, financial planning, construction management and mortgage administration. UFG strives to provide residents with an exceptional value and a living experience that exceeds expectations. UFG has been in communications with city planning staff regarding the approximately 40 acres of land located at 9601 Elderberry Road since August of 2012, and closed the purchase of the land from the Ziegler family as Sellers on November 25, 2013. UFG has spent that time working to improve the site and building designs in response to staff’s feedback. References and additional development experience are included in the application submittal. UFG has a solid reputation as prompt payers with construction subcontractors and vendors and has never missed a single payment or defaulted on any loan throughout its history. Please feel free to contact any of the banking and municipal contacts for references.

Project Team

Applicant

United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

Property Owner

Ziegler at Elderberry LLC
660 W. Ridgeview Drive
Appleton, WI. 54911

Agent: Ryan McMurtrie, Vice President-Development
United Financial Group, Inc., Construction Manager

Design Team

Architect:

AG Architecture
1414 Underwood Ave
Wauwatosa, WI 53213
Phone: (414)431-3131
John Cronin, AIA
Jicron@Agarch.com

Site Engineer:

Trio Engineering
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Brookfield, WI 53045
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Mobile Phone: (414)801-2122
Facsimile: (262)790-1481
Josh Pudelko, M.S., P.E.
JPudelko@Trioeng.com

Building Engineer:

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2711 N. Mason Street, Suite F
Appleton, WI 54914
Phone: (920)734-9107
Facsimile: (920)734-4610
Jeffrey T. Rustick, P.E.
JTR@Schulerassociates.net

General Contractor/Construction Manager:

United Construction & Development division
United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911
Phone: Toll-free 1-(877)968-8100
Facsimile: (920)731-1696
Bob Zoelle, Vice President-Construction
Direct Dial: (920)968-8104
BZoelle@UFGGroup.net

Landscape Architect:

Garland Alliance, Inc.
P. O. Box 11913
Shorewood, WI 53211
Phone: (877)672-8687
Tim Garland, RLA
tim@gardensbygarland.com

Judy Husar, Vice President-Financial Operations
Direct Dial: (920)968-8105
JHusar@UFGGroup.net
Ryan McMurtrie, Vice President-Development
Direct Dial: (920)968-8137
RMcmurtrie@UFGGroup.net
Jon D. McMurtrie, Chairman
Direct Dial: (920)968-8101
JMcMurtrie@UFGGroup.net

EXISTING CONDITIONS

Aldermanic District: District 9; Alder Paul Skidmore

Notifications/Meetings

August 8, 2012	Pre-application discussion with Planning and Engineering Departments
Sep. 18/Oct. 4, 2012	Pre-application discussion with Planning Department
January 11, 2013	Notice to Alder Skidmore
January 29, 2013	Pre-application discussion with Planning and Zoning Departments
February 6, 2013	Urban Design Commission Informational Presentation
March 4/7, 2013	Neighborhood Informational Open House Meetings
May 6, 2013	Plan Commission approval of requested rezoning
May 21, 2013	Common Council approval of requested rezoning
Dec. 2013 – Jan. 2014	Pre-application discussions with Planning and Engineering Departments
January 16, 2014	Notice to Alder Skidmore
January 22, 2014	Subdivision Application for Final Plat approval submitted
January 22, 2013	Urban Design Commission Informational Presentation
March 7, 2014	Conditional Use Permit Application submitted
May 1, 2014	Neighborhood Informational Open House Meeting
May 7, 2014	Urban Design Commission Formal Presentation
December 17, 2014	Urban Design Commission Informational Presentation
March 9, 2015	Notice to Alder Skidmore
March 31, 2015	Neighborhood Informational Open House Meeting

Legal Description: See attached Exhibit A

Square Footage (Acreage) of Site per Final Plat: 8.8 Acres (386,616 sf)

Existing land use: Farm land, No Structures

Existing Zoning: SR-V2

School District: Middleton-Cross Plains

Adopted Neighborhood Plan: Elderberry Neighborhood Development Plan

Development Schedule: 2016 Construction Start-Phase 1

PROJECT DESCRIPTION

Existing Site: The Elderberry Neighborhood Development Plan, adopted in 2002, is bounded by Pioneer Road on the west, Mineral Point on the south, Pleasant View Road on the east, and Old Sauk Road on the north. UFG obtained approvals in May of 2013 for a preliminary plat and rezoning request for the land located at 9601 Elderberry Road, which is south of Elderberry Road within Phase II of the neighborhood plan. The preliminary plat divided the parcel into 7 lots. Lots 1, 3, 4 and 6 were rezoned to

SR-V2, lot 2 was rezoned to TR-U1, and lots 5 and 7 were rezoned to TR-V2. The Paragon Place at Bear Claw Way development plan is only applicable to Lot 6 (lot 1 of the Final Plat), which has 9603 Paragon Street as its address. 9603 Paragon Street neighbors the Woodstone Subdivision to the east, is bordered on the south by the Blackhawk Church Town Center Plat, and is southwest of the nearby Sauk Heights development. Lot 6 (lot 1) encompasses a total area of approximately 8.8 acres (386,616 sf) and is enclosed by Bear Claw Way to the east, Wilrich Street to the south, Chaska Drive to the west, and Paragon Street to the north. Access to lot 6 (lot 1) would be via Wilrich Street or Paragon Street, which both extend to the west off of Bear Claw Way. The portion of Bear Claw Way between Mineral Point Rd. and Elderberry Rd. will be constructed in the summer of 2015.

General Project Description: Guided by the goals and objectives of the Elderberry Neighborhood Development Plan, UFG's development team set out to create a cohesive residential site design. UFG has been in communication with City Planning staff and the Urban Design Commission since August of 2012, and has refined the Paragon Place at Bear Claw Way design in response to the feedback received. The Paragon Place concept plan for lot 6 consists of a total of 145 units contained within two 39-unit buildings, one 35-unit building, one 32-unit building, and a freestanding amenity building. The lot coverage percentage is 43.8%, which compares to the maximum lot coverage of 60%. There are 882 sq. ft. of usable open space per unit, which compares to the minimum requirement of 500 sq. ft. per unit. The buildings have been designed and oriented to create active street fronts which relate to the public sidewalks, enabling residents to easily walk throughout the community. The building locations were carefully planned to ensure most of the existing trees in the southwest portion of the site could be preserved, and to mitigate the appearance of the surface parking from the surrounding streets. The freestanding amenity building has been positioned to provide users with terminal views of green space and the water feature, while being centrally located to ensure easy access to all residents. The amenity building would contain a Strength/Cardio Fitness area, Fitness on Demand room, Sitting/Billiards room, Internet Cafe, Kitchen/Dining room, Game room, restrooms, and property management/leasing offices. The attached patio would have a pool, gas fire pit, and an area for grilling. All buildings contain an elevator, heated underground parking for cars and bikes, bike repair areas, dog washes, resident storage units, and internal refuse/recycling containers. Approximately 82% of the bike parking would be located in the underground parking within a secured area, while the remaining would be located on the surface in close proximity to both entrances of the rental residences and amenity building. Seven of the guest bicycle parking areas are located within 100' of each building's entrance to comply with the zoning code. These residences will consist of 35% 1,386+ sf 2 BR/2BA units, 40% 775+ sf 1 BR/1 BA units, and 25% 1,050+ sf 2 BR/2 BA units.

Although each building has its own identity, all 5 buildings relate to each other through time-enduring architecture and quality building materials. The exteriors would consist primarily of brick, full bed depth stone, Edwards cast stone, and Longboard aluminum siding. The size and types of windows used were consciously chosen to maximize natural light in the gathering areas and enhance the facades. Three of the buildings have "L-shaped" footprints, which allowed the lengths of the facades to be reduced considerably, and provided for the creation of strong corner elements which frame the site and serve as focal points for the street intersections to the northwest, northeast, and southeast of the site. The street-side principal entrances have been intentionally aligned with the courtyard entrances in buildings #1, #2, and #3 to allow connectivity between the courtyards and the surrounding neighborhood. Finally, the buildings have been designed to use building materials and architectural elements in a way to create the impression that each building consists of a series of smaller buildings being placed next to one another.

	Building										
	#1		#2		#3		#4				
Unit Type	# of Units	# of BR's	# of Units	# of BR's	# of Units	# of BR's	# of Units	# of BR's	Total Units	% Mix	Total # of BR's
1/1	16	16	12	12	12	12	18	18	58	40%	58
2/2	6	12	12	24	12	24	6	12	36	25%	72
2/2 corner	13	26	15	30	15	30	8	16	51	35%	102
Total Units:	<u>35</u>	<u>54</u>	<u>39</u>	<u>66</u>	<u>39</u>	<u>66</u>	<u>32</u>	<u>46</u>	<u>145</u>	<u>100%</u>	<u>232</u>

Capacity For Places of Assembly (Amenity Building)		
Room	Square Footage	Capacity
Fitness Rooms:	1,009	20
Other Common Areas:	2,724	112
Total:	<u>3,733</u>	<u>132</u>

Building Square Footages						
	Basement	1st Floor	2nd Floor	3rd Floor	Total of 1st, 2nd, & 3rd Floor	Total
Northeast Building:	18,454	18,454	18,454	13,474	50,382	68,836
Southeast Building:	19,046	19,046	19,046	19,046	57,138	76,184
Northwest Building:	18,939	18,939	18,939	18,939	56,817	75,756
Southwest Building:	15,452	15,452	15,452	9,402	40,306	55,758
Amenity Building:	N/A	3,932	N/A	N/A	3,932	3,932
Total:	<u>71,891</u>	<u>75,823</u>	<u>71,891</u>	<u>60,861</u>	<u>208,575</u>	<u>280,466</u>

Parking Summary (Cars)						
Code Requirement: Minimum = 1 Per Dwelling Unit; Maximum = 2.5 Per Dwelling Unit						
Rental Residences:	Number of Residences	Underground	Surface	Total	Total Per Dwelling Unit	Surface Handicapped Parking
	145	155	123	278	1.92	10

Parking Summary (Bikes)						
Code Requirement: 1 Per Dwelling Unit up to 2 Bedrooms; 1/2 space per Additional Bedroom; 1 Guest Space Per 10 Dwelling Units						
Rental Residences:	Number of Residences	Underground	Surface (guest parking)	Total	Total Underground Per Dwelling Unit	Total Guest Parking Per Dwelling Unit
	145	157	36	193	1.08	0.25

	Paragon Place - 145 Units
Hours of Operation:	Monday - Friday: 9am - 5pm Saturday: By Appointment
Job Creation/Staffing:	1 Property Manager 1 Leasing Agent 1 Maintenance Person 1 Cleaner

Maintenance Equipment Storage and Snow Removal: Designated maintenance equipment storage areas would be located within the underground parking garages of the Rental Residence Buildings. Snow storage areas are available throughout the site. The southwest corner of the site would be available for excess snow storage.

Utilities:

Sanitary Sewer:

The proposed Paragon Place at Bear Claw Way is situated in the Elderberry Neighborhood Sewer Area and receives sanitary sewer service from the Woodstone Subdivision located immediately east of the site. The development will connect to the proposed 10" diameter sanitary sewer that will be installed in Bear Claw Way, which connects to the existing 10" diameter sanitary sewer at the intersection of Bear Claw Way and Cobalt Street in the southeast corner of the development. The sanitary sewer system serving this development has adequate capacity to accommodate the peak sewer flows from the proposed development.

Watermain:

The proposed development includes a network of looped 8" diameter public watermain located in the public streets, connecting to the existing 8" diameter watermain stubs terminating along the west perimeter of the Woodstone Subdivision at Elderberry Road and Spirit Street. The proposed watermain is also planned to connect to the watermain that was extended to the southeast corner of the development by the Woodstone Subdivision. Fire hydrants are located at all street intersections, incrementally along larger blocks, and near main entrances to the residential rental residence buildings.

Storm Sewer:

The proposed development will install public storm sewer in the public streets to convey stormwater runoff to the wet detention pond located within a Public Stormwater Drainage Easement on the subject site (Lot 1 of the Paragon Place final plat). The configuration of the existing Public Stormwater Drainage Easement on the lot will be reconfigured to match the current proposed pond footprint. This wet detention pond will discharge via an outlet structure and storm sewer pipe to the infiltration basin proposed on the east side of Bear Claw Way. The outlet structure for the infiltration basin ultimately discharges to the stormwater drainage outlot in the southwest corner of the Woodstone Subdivision. Private storm sewer inlets will connect runoff from the various blocks within the development and will provide overflow runoff relief from any rain gardens and biofilters planned within the development.

Gas/Electric/Telephone Service:

Gas, electric and telephone service was extended to the eastern perimeter of the development by the Woodstone Subdivision. The proposed Paragon Place Property anticipates connecting to these services and extending through the limits of the phased development in accordance with plans to be developed by the utility service providers.

Stormwater Management: The existing site is relatively level with a discernable slope towards the southeast corner of the property, ultimately discharging to a drainage Outlot in the adjacent Woodstone subdivision. The proposed stormwater management plan will maintain the current site drainage patterns and will utilize a variety of stormwater management practices to achieve the desired goals. A wet detention pond and large infiltration basin will be located on opposing sides of Bear Claw Way; these practices will provide a majority of the sediment control, oil and grease control, peak runoff rate control, and infiltration/groundwater recharge for the development. The stormwater management plan also proposes the use of rain gardens near select buildings across the site to promote localized infiltration and groundwater recharge and the use of catch basin inserts in parking lot areas for oil and grease control. The Stormwater Management plan was submitted to the City engineering department on January 15th, and is currently being finalized to accommodate the summer 2015 construction of Bear Claw Way.

Landscape: The landscaping plan creates a sense of community for its residents. Layered plantings scaled to the particular building type allow the buildings to become part of the garden. Plants have been selected to create a cohesive assortment of natives accented with premier garden type plants. Standard “commercial” type plants were avoided. Ornamental grasses dominate the gardens, blurring the distinction between a manicured commercial look and a natural area. Rare and unique trees are planned for the street tree plantings. The result is a residential community that has an Arboretum type setting. Additional design features include bike racks, rain gardens, community raised garden beds, outdoor play areas, walking paths, benches, exercise areas and bird house/feeders.

Signage: A full masonry project identification signs is planned for the northeast portion of the site, just south of the intersection of Bear Claw Way and Paragon Street. Landscaping enhancements will complete the entrance presentation of the signage.

Construction Management and Operating Plan: The Paragon Place operating concept, marketing plan, and management plan, as well as the proposed phased construction of buildings are modeled after UFG's 11 other successful Highlands Communities. Construction will be done by UFG's construction division as it has been for over 30 years. The construction management team will include an on-site, full-time superintendent employee of UFG to effectively manage day-to-day activities of subcontractors and to work with UFG's property management team on transition of the completed project over the course of phased construction. An estimate of 30-40 construction jobs would be created. Construction would be staged in building phases over time, and the development is planned to be conventionally financed. Equity in the project is secured and would be provided by UFG principals, and construction financing is available under existing revolving loan agreements with US Bank, Bank First National and Associated Bank. UFG is experienced with its costs, methods of construction and market demand for their building product. The buildings will be professionally managed by UFG's management team that uses a well-developed and proven marketing approach in conjunction with their knowledge base of operations and systems for successful long-term operation.

The proposed hours of operation would be 9am – 5pm Monday through Friday, and by appointment on Saturday. The property would require one Manager, one Leasing Agent, one Maintenance person, and one Cleaning person once stabilized.

Social and Economic Impacts: This development will have a positive social and economic impact. The projected additional tax base would exceed \$11,000,000 dollars, generating in excess of \$240,000 of annual tax revenue. The 2014 assessed full value of the parcel was \$98,283, generating net real estate taxes of \$2,261. The estimated potential impact to the Middleton-Cross Plains School District at completion of the development is presently estimated at 0.6 to 0.7 children per residence, or approximately 87 to 102 children. It would be a positive financial impact to the community if the tax burden on the citizens were lessened by quality new development increasing the tax base. Local City of Madison residents would benefit by the contribution to the city real estate tax burden, the creation of business opportunities for supportive services, permanent employment of the Paragon Place at Bear Claw Way on-site maintenance, leasing, and administrative staff, and substantial construction employment created during the build out of the Highlands Community.

Concluding Statements: UFG is a 35-year experienced Wisconsin and Milwaukee-Metro operator of high-end rental communities. The strong financial structure of UFG has allowed continued development and expansion even during the period from 2008 - 2012 when construction and real estate financing was not available for many Wisconsin development opportunities. This proposed Paragon Place at Bear Claw Way, as is true with all UFG developments, will be wholly owned by the McMurtrie-Salmon principals of UFG and all construction and property management services will be provided by United Financial Group, Inc. Financial and community reference contacts have been provided in this submittal.

Thank you for your time in reviewing our proposal. Should you have any questions, please call toll-free at (877) 968-8100 ext. 137.

Sincerely,



Ryan McMurtrie
Vice President
Development
Extension 137

CONSTRUCTION AND MANAGEMENT TEAM EXPERIENCE

EXPERIENCE IN BUILDING, OWNING, AND OPERATING RESIDENTIAL APARTMENT COMMUNITIES

United Financial Group, Inc. (UFG) is a Wisconsin business established in 1978 with its focus being in the design, construction, and operation of Wisconsin residential housing communities. Its primary emphasis is in the apartments and townhomes 55+ market under their Highlands Communities brand (*HighlandsCommunities.com*). UFG is owned by Jon D. McMurtrie, Ryan J. McMurtrie, and Douglas D. Salmon. The company grew from 0 to 1500 housing units by 1988 and transitioned from acquisition to design and development in 1984. Today, UFG is responsible for the acquisition and/or construction and financing of over 3,500 housing units in 19 Wisconsin projects located in Brookfield, New Berlin, Appleton, Menomonee Falls, De Pere, Franklin, Green Bay, Weston (Wausau), Neenah, Mequon, Winneconne, and Middleton. As a hands-on owner and operator, UFG is committed to creating long-term investments and value in each community where it operates, which is validated by a successful track record and well-balanced expansion.

EXPERIENCE IN BUILDING, OWNING, AND OPERATING 55+ SENIOR COMMUNITIES

The majority of UFG's construction during the last 27 years and planned for the future consists of their Highlands Communities apartments and townhomes 55+ portfolio located in 11 Wisconsin communities totaling 2,826 units this year that represents 90% of the 3,171 units designed, built, and operated by UFG. These 12 Highlands Communities are:

		Completed Units in Operation through 2015		Approved Project Size
Brookfield Highlands	Brookfield, WI	520 Units	Opened 1989	520 Units
Parkwood Highlands	New Berlin, WI	238 Units	Opened 1989	238 Units
Ridgeview Highlands	Appleton, WI	525 Units	Opened 1993	585 Units
Wildwood Highlands	Menomonee Falls, WI	367 Units	Opened 1997	367 Units
Nicolet Highlands	De Pere, WI	144 Units	Opened 1999	144 Units
Foresthill Highlands	Franklin, WI	286 Units	Opened 2002	620 Units
Parkway Highlands	Green Bay, WI	210 Units	Opened 2002	417 Units
Highlands at Wildwood Lake	Menomonee Falls, WI	148 Units	Opened 2007	168 Units
Birchwood Highlands	Weston, WI (Wausau)	152 Units	Opened 2008	212 Units
Highlands At Mahler Park	Neenah, WI	101 Units	Opened 2009	191 Units
Highlands at Riverwalk	Mequon, WI	96 Units	* Opened 2013	96 Units
Highlands at River Crossing	Winneconne, WI	39 Units	Opened 2013	39 Units
Total 55+ Wisconsin Communities		2,826 Units	*	3,597 Units

*Includes 58 total units in construction opening 2015

INTRODUCING PARAGON PLACE RESIDENTIAL APARTMENT COMMUNITIES

During 2014, UFG introduced its new high-end market-rate product under the brand name, "Paragon Place" (*ParagonPlaceProperties.com*). Paragon Place at the Community of Bishops Bay will consist of three buildings totaling 105 units when completed, and is located on a 3.18 acre site in the City of Middleton at the entrance to the Community of Bishops Bay. Each building will contain a variety of floor plan designs which include one bedroom/one bathroom units starting at 750 square feet, 1,150+ square foot two bedroom/two bathroom units, and 1,349+ square foot two bedroom/two bathroom corner units. The first building, which consists of 33 units and the amenity areas, opened on September 1st and reached full occupancy by December of 2014. The second phase, consisting of 36 units, is currently under construction and is planned to open July 1, 2015. The 3.18 acre site is adjacent to the Bishops Bay Community Golf Course and a future park. The Community of Bishops Bay is a master planned community encompassing 750 acres in the City of Middleton that will eventually include a variety of neighborhoods, housing types, recreational open spaces, preserved and enhanced environmental areas, and an urban town center. The operation and development of Paragon Place at the Community of Bishops Bay and all future Paragon Place properties will be modeled after UFG's 12 successful Highlands Communities. A future Paragon Place location, Paragon Place at Bear Claw Way, is being planned for 145 units on land located on the west side of Madison on a site zoned for 390 units and currently owned by UFG. The first phase of Paragon Place at Bear Claw Way is planned to start in the spring of 2016.

MANAGEMENT EXPERIENCE

UFG now has a core home office staff of 19 associates with an average of 15 years of experience with UFG, exclusive of the on-site property management staff of about 200 full and part-time individuals. This multidisciplinary team exclusively services UFG and its affiliates providing professional property management; accounting, tax and financial planning; new development and construction management services; and mortgage administration. Half of the home office associates support the property management division and its accounting. The other half support development, construction management, finance, tax and financial planning.

UFG manages all 3,500+ housing units developed and owned by UFG described above. In addition to the experience of the principals Jon D. McMurtrie, Ryan J. McMurtrie, and Douglas D. Salmon, the management team has been effective in bringing on over 3,100 Wisconsin newly constructed housing units into successful operation.

Jon D. McMurtrie is age 62 and received a Bachelor of Business Administration Degree with a major in Accounting from the University of Wisconsin-Whitewater. Jon is a licensed Certified Public Accountant and has been involved in investments including investments in housing complexes since 1971. Douglas D. Salmon is age 75 and received his Bachelor of Business Administration Degree with a major in Economics from the University of Iowa. His business and investment experience includes ownership in housing since 1971. Ryan McMurtrie is a graduate of the University of Wisconsin-Madison with Real Estate and Finance degrees. He has two years of experience with Goldman Sachs Real Estate division in Dallas, Texas prior to return to United Financial Group in February, 2010. Ryan, age 30, serves as Vice President of Development at UFG and has been serving in all capacities for UFG affiliates for the past five years.

LENDERS

Mr. David L. Blohm, President (920) 739-1040 American National Bank-Fox Cities 2200 N. Richmond Street Appleton, WI 54911 Banking relationship since 1994	Mr. Michael R. Finn, Senior Vice President-Market Manager (414) 283-3338 Mr. Craig O. Henes, Vice President-Commercial Lending (414) 283-2244 Associated Bank, N.A. 330 E. Kilbourn Avenue, Third Floor Tower Two Milwaukee, WI 53202 Banking relationship since 1983	Mr. Sean O'Brien, Director of Commercial Lending (608) 267-1453 Wisconsin Housing and Economic Development Authority P. O. Box 1728 Madison, WI 53701-1728 Lending relationship since 1983	Mr. James M. Cope Senior Vice President (262)912-7071 Walker & Dunlop 142 E. Capitol Drive / Suite 200 Hartland, WI 53029 Lending relationship since 1994
Mr. Michael J. Nickels, Regional Market President (920) 830-6020 Mr. Scott Gruenke, Relationship Manager (920) 453-5546 US Bank, N.A. P. O. Box 2819 Appleton, WI 54913-2819 Banking relationship since 1984	Mr. Michael P. Dempsey , Executive Vice President/COO (920) 237-5126 ext. 3573 Ms. Joan Woldt, Regional President (920) 237-5126 ext. 3603 Bank First National Banking relationship since 2014	Mr. Fred E. Welker IV Mortgage and Real Estate Department (336) 691-4641 Lincoln Financial Group 100 N. Greene Street Greensboro, NC 27401 Lending relationship since 2012	Mr. Peter Giles Vice President, Multifamily Production and Sales peter_giles@freddiemac.com Freddie Mac Central & Western Regions 333 W. Wacker Drive, Suite 2500 Chicago, IL 60606 Lending relationship since 1985

LAND SELLERS

Leo A. and Carol K. Ziegler 5031 Church Road Middleton, WI 53562 Sold 40 acres land in Madison 11/25/13	Mr. Gerald Hemmerich 8462 Cty Hwy BC Sparta, WI 54656 Sold 20 acres land in Menomonee Falls 08/27/97	Ms. Paulette Manfrin 2301 Summit Avenue Waukesha, WI 53186 (262) 650-9880 Sold 80 acres land in Menomonee Falls 04/18/95	John and Robert Kukuwich W245 S6015 Red Wing Drive Waukesha, WI 53189 Sold 54 acres land in Franklin, WI 08/06/98
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GOVERNMENTAL AGENCIES APPROVING DEVELOPMENTS

Mr. Robert Buckingham, Community Development Director Town of Grand Chute, WI (920) 832-1599 Zoning and Site Plan Approvals – Ridgeview Highlands & single family plat Zoning and Site Plan Approvals – Meadow Creek Townhomes	Ms. Jane F. Carlson, Town Clerk – Brookfield, WI (262) 796-3788 Mr. Gary Lake, Development Services Administrator (262) 796-3790 Site Plan Approvals – Brookfield Highlands
Mr. Matt Carran, Director of Community Development Village of Menomonee Falls, WI (262) 532-4274 Rezoning and Site Plan Approvals – Wildwood Highlands and Wildwood Lake	Mr. Greg Kessler, Director of Community Development, City of New Berlin, WI (262) 262-786-8610 Zoning and Site Plan Approvals – Parkwood Highlands and single family plat
Mr. Ken Pabich , Planning and Economic Development Director City of De Pere, WI (920) 339-4043 Nicolet Highlands selected by De Pere's Redevelopment Authority from five competitive senior housing proposals	Mr. Rom Romeis, P.E., Asst. City Engineer, Franklin, WI (414) 425-7510 Zoning and Site Approvals – Foresthill Highlands and single family plat Single family subdivision completed and sold out during 2003.
Mr. Bill Lockery, Principal Planner City of Green Bay, WI (920) 448-3407 Mr. Paul Neumeyer, Senior Planner (920) 448-3405 Zoning and Site Plan Approvals for Parkway Highlands	Mr. Chris Haese, Community Development Director City of Neenah (920) 886-6125 Site Plan Approvals – The Highlands At Mahler Park
Mr. Daniel Guild, Administrator Village of Weston (715) 359-6114 Ms. Jennifer Higgins, Director of Planning and Development (715) 241-2638 Site Plan Approvals – Birchwood Highlands	Ms. Kim Tollefson, Director of Community Development City of Mequon (262) 236-2903 Mr. Jac Zader, Asst. Director of Community Development (262)236-2904 Site Plan Approvals - Highlands at Riverwalk

EXHIBIT "A"

REQUEST FOR CONDITIONAL USE PERMIT: LOT 6 (LOT 1 ON FINAL PLAT) LANDS CURRENTLY ZONED: "SUBURBAN RESIDENTIAL – VARIED DISTRICTS" (SR-V2)

LEGAL DESCRIPTION:

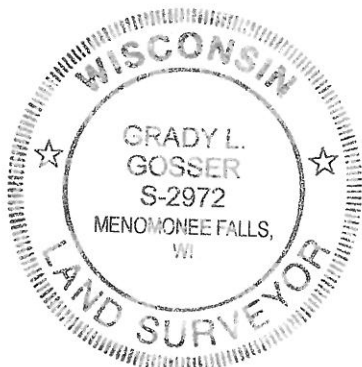
All that part of the Northeast 1/4 of the Southwest 1/4 of Section 21, Town 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the South 1/4 corner of said Section 21; Thence North 01°55'07" East and along the East line of the said Southwest 1/4 Section, 1412.05 feet to a point; Thence North 88°04'53" West, 40.00 feet to the place of beginning of lands hereinafter described;

Thence Southwesterly 36.96 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 25.00 feet, whose central angle is 84°42'32", and whose chord bears South 44°16'23" West, 33.69 feet to a point of tangency; Thence South 86°37'39" West, 302.58 feet to a point; Thence South 89°49'58" West, 375.62 feet to a point of curvature; Thence Northwesterly 39.27 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 25.00 feet, whose central angle is 90°00'00", and whose chord bears North 45°10'02" West, 35.36 feet to a point of tangency; Thence North 00°10'02" West, 66.49 feet to a point of curvature; Thence Northwesterly 98.90 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 780.00 feet, whose central angle is 07°15'54", and whose chord bears North 03°47'59" West, 98.83 feet to a point of tangency; Thence North 07°25'56" West, 143.46 feet to a point of curvature; Thence Northwesterly 90.83 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 720.00 feet, whose central angle is 07°13'41", and whose chord bears North 03°49'05.5" West, 90.77 feet to a point of tangency; Thence North 00°12'15" West, 59.52 feet to a point of curvature; Thence Northeasterly 23.56 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 15.00 feet, whose central angle is 90°00'00", and whose chord bears North 44°47'45" East, 21.21 feet to a point of tangency; Thence North 89°47'45" East, 200.72 feet to a point of curvature; Thence Northeasterly 302.02 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 346.00 feet, whose central angle is 50°00'46", and whose chord bears North 64°47'22" East, 292.52 feet to a point of tangency; Thence North 39°46'59" East, 17.47 feet to a point of curvature; Thence Northeasterly 23.63 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 15.00 feet, whose central angle is 90°15'17", and whose chord bears North 84°54'37.5" East, 21.26 feet to a point of tangency; Thence South 49°57'44" East, 144.82 feet to a point of curvature; Thence Southeasterly 301.55 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 410.00 feet, whose central angle is 42°08'25", and whose chord bears South 28°53'31.5" East, 294.80 feet to a point; Thence South 01°55'07" West being parallel to and at a right angle distance of 40.00 feet from the said East line of the said Southwest 1/4 Section, 243.92 feet to the point of beginning of this description.

Said Parcel contains 386,616 Square Feet (or 8.8755 Acres) of land, more or less.

Date: 03/11/14



Grady L. Gosser, R.L.S.
Registered Land Surveyor, S-2972
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