

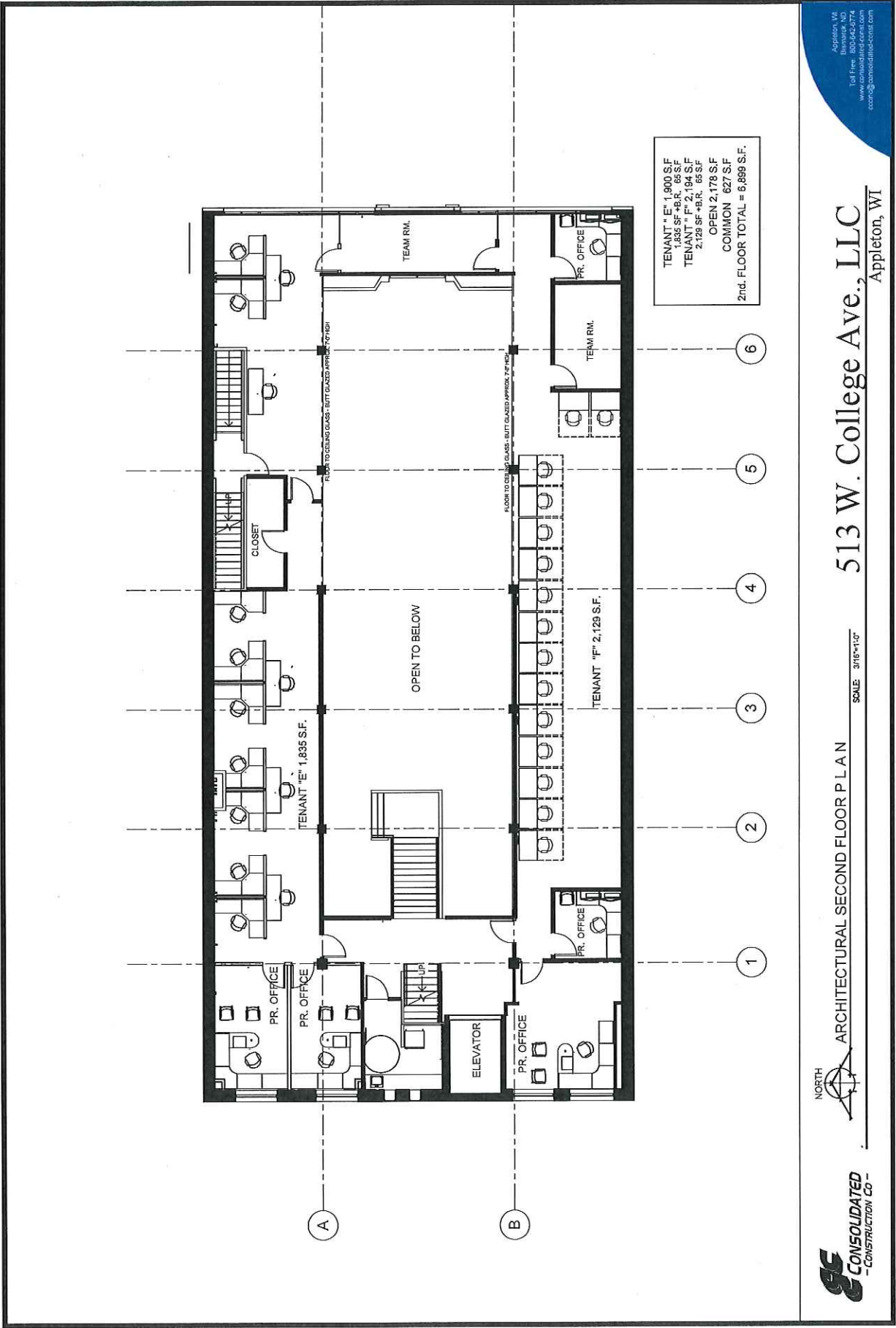
TENANT "A" 730 S.F.  
 TENANT "B" 2,043 S.F.  
 TENANT "C" 1,440 S.F.  
 TENANT "D" 851 S.F.  
 COMMON LOBBY 545 S.F.  
 COMMON SPACE 1,071 S.F.  
 1st. FLOOR TOTAL = 6,680 S.F.

Appleton, WI  
 Tel: 800-542-4274  
 www.consolidated-construction.com  
 ccinfo@consolidated-construction.com

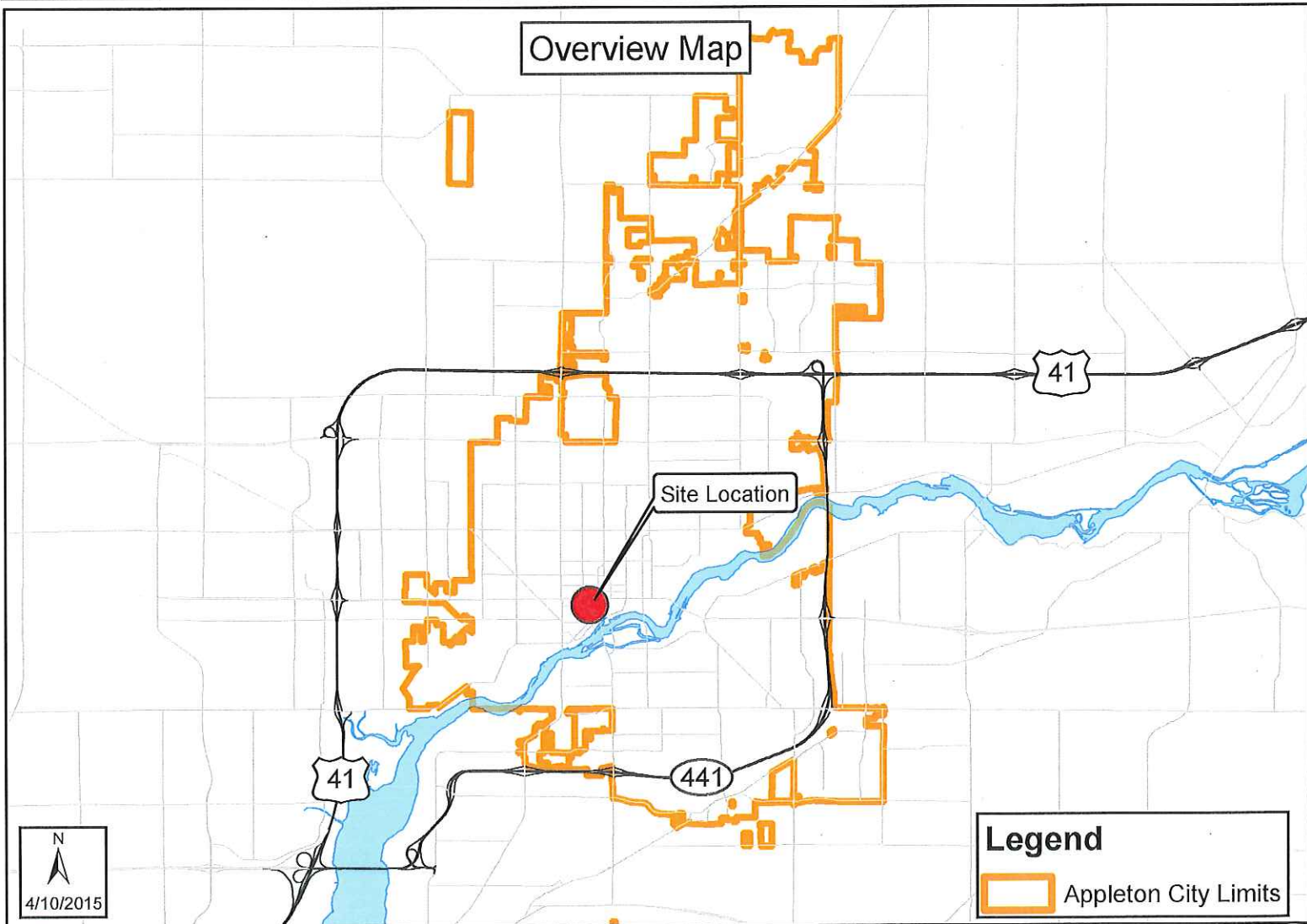
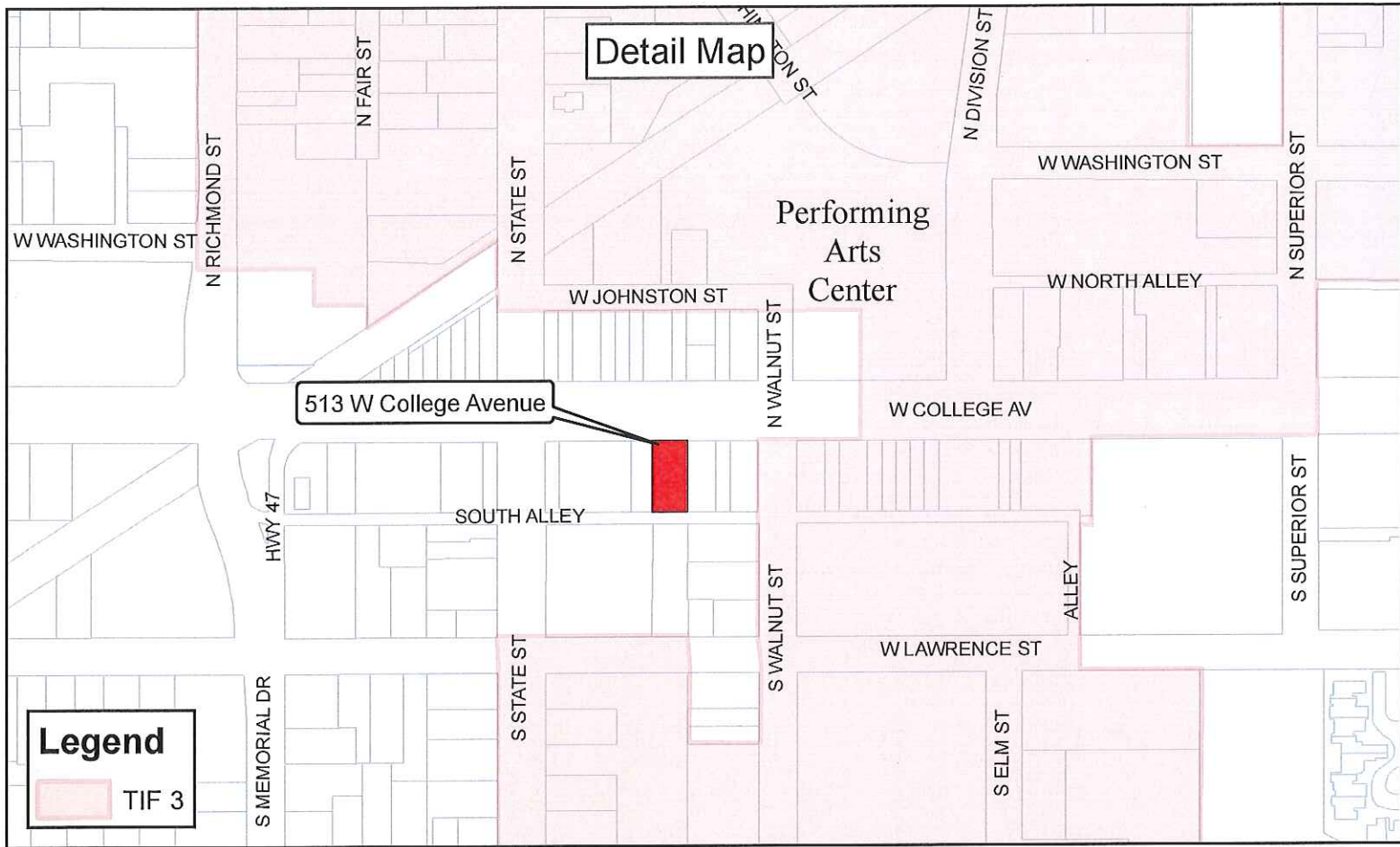


NORTH  
 ARCHITECTURAL FLOOR FIRST PLAN  
 SCALE 3/16"=1'-0"

513 W. College Ave., LLC  
 APPLETON, WI

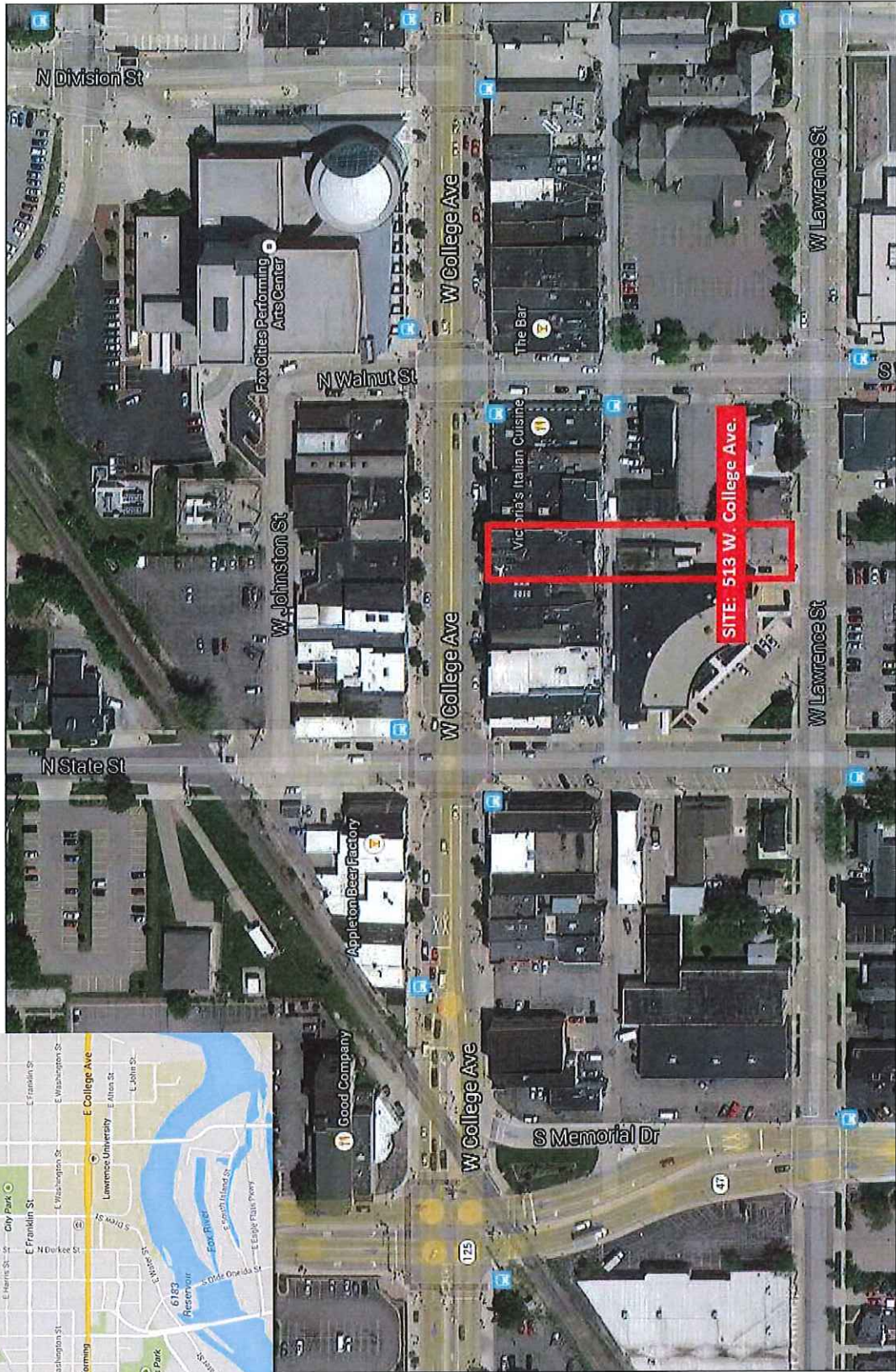








Project Location: 513 W. College Avenue  
Downtown Appleton











AVAILABLE  
ROLL IN THE ASSOCIATES LTD.  
1970 735-0001

U-YA

ENTRANCE

OF JAPAN

COCKTAIL LOUNG

(B.B.Q.)





"...meeting community needs...enhancing quality of life."

**OFFICE OF THE MAYOR**

Timothy M. Hanna  
100 North Appleton Street  
Appleton, Wisconsin 54911-4799  
(920) 832-6400 FAX (920) 832-5962  
Email: [mayor@appleton.org](mailto:mayor@appleton.org)

April 7, 2015

Wisconsin Economic Development Corporation (WEDC)  
201 W. Washington Avenue  
P.O. Box 1687  
Madison, WI 53701

RE: Letter of Support for "513"

To Whom It May Concern:

I am writing this letter in support of the proposal for 513 West College Avenue – appropriately named "513" – and the accompanying Community Development Investment Grant application. This proposal, which aims to renovate a vacant building and create a unique, entrepreneur-oriented office space, will help to advance the City's vision for downtown:

*Downtown Appleton is the heart of the Fox Valley, a destination for entertainment, business, shopping, education, and recreation. The downtown is unique within the region and contains activities which are themselves unique. It is the center of decisions regarding community and economy; it is busy, vital, and attractive. Downtown is the premier urban neighborhood in the Fox Valley, offering an exceptional quality of life to its residents. Downtown Appleton is interesting and exciting to work in, fun to be at and live in, the pride of the Fox Valley.*

Downtown's resurgence and increased vibrancy has drawn recent praise, with College Avenue being named one of the Great Places in America by the American Planning Association in 2014. Despite these accolades, strategic and ongoing investment in downtown remains a top priority for the City. Private sector investment, like proposed for 513, is critical to future success. By fostering entrepreneurial business development in the downtown core, 513 will build on and strengthen the area's positive momentum. This adaptive reuse project will also add to the tax base and position the City to attract and retain talented, young professionals – a key focus of our economic development efforts. For these reasons, I fully support 513 and the pursuit of grant funding for its implementation.

Sincerely,

TIMOTHY M. HANNA  
Mayor of Appleton



April 10, 2015

**RE: Letter of Support for "513"**

To Whom It May Concern:

Please accept this letter of support from the Business Improvement District for the proposal for 513 West College Avenue Community Development Investment grant application. The "513" proposal to renovate a substantial property in the Central Business District will attract new innovative entrepreneurs to our community while enhancing the tax base.

The 513 project furthers the work of our community placemaking initiatives by attracting the creative class to invest and engage in Downtown Appleton. By attracting creative businesses and individuals to the district, we not only make Downtown a more liveable place but we introduce a level of diversity and inclusiveness that fosters growth and activity. Cities and regions that attract creative talent are also those with greater diversity and higher levels of quality of place.

We see the 513 project as a step toward becoming a "Plug and Play Community": a place where newcomers are accepted quickly and we are more likely to attract greater numbers of talented and creative people who power innovation and growth. A place where people can find opportunity, build support structures, launch businesses and craft their lives within a community with a defined sense of place.

Downtown is a vibrant and accessible destination for business, learning, living and leisure which continues to evolve through our many public and private partnerships. The 513 project brings opportunity for fostering new partnerships within the district that will contribute to the development of a strong workforce and enhancing our community's competitive edge. I look forward to working with the 513 project and connecting with the Business Improvement District programs to further their success. I support the 513 project and the proposed grant application.

Sincerely,



Jennifer Stephany  
Executive Director

Appleton Downtown Inc./The Business Improvement District/Creative Downtown Appleton Inc.



April 9, 2015

To: WEDC

Re: 513 W. College, LLC financing status

Dear Sir or Madam:

Several representatives of American National Bank Fox Cities have had the opportunity to tour the subject property, have reviewed the project and financial projections, and have met with several members of the owner/management team.

After reviewing the preliminary items presented so far, our overall impression of this redevelopment project is favorable at this point. We are hoping that we will be able to move to the formal underwriting, structuring, and approval process after our receipt and review of the construction plans, specifications and costs, as well as final tenant information and lease commitments.

It is our understanding that these items are being finalized by management, and will be provided to us at that time.

While this is not a commitment to lend at this point, based on the merits of the project as proposed so far, and our impression of the management team and their competencies, we are hopeful that we will be able to partner with financing to bring this project to fruition. Grants or subordinated loans from economic development sources could prove to be a critical component for this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lon W. Rupnow'.

Lon W. Rupnow  
Vice President



north of what you expect



April 9, 2015

**New North, Inc.**

Wisconsin Economic Development Corporation  
Attention: Reed Hall and Tricia Braun  
201 W. Washington Avenue, 6th Floor  
Madison, WI 53703

600 N. Adams St. | Green Bay, WI 54307  
920.336.3860 | [www.thenewnorth.com](http://www.thenewnorth.com)

RE: Letter of Support for WEDC Community Development and Investment (CDI) Grant  
Application for the City of Appleton Information Technology Co-Working building project

Dear Reed and Tricia:

On behalf of New North, Inc., I am writing in support of the WEDC Community Development and Investment (CDI) Grant Application for the City of Appleton Information Technology Co-Working building project.

New North is a nonprofit, regional marketing and economic development organization fostering collaboration among private and public sector leaders throughout the 18 counties of Northeast Wisconsin. New North is a leading partner in the growing Information Technology Alliance in the New North region, a collaboration of private companies, NEWERA, NEWREP, Chambers of Commerce, K-12 Education organizations, Technical Colleges, Universities and more in the New North region of Northeast Wisconsin. The City of Appleton is a strong partner in the work to facilitate public private partnerships on talent development in the Information Technology sector in the region.

The availability of information technology talent in the region is vital to the growth of firms within the region and state, as information technology and other STEM related occupations are present among many industry markets in the state and region. With this in mind, New North anticipates working closely with the City of Appleton and partners to promote the development, branding and extension of an IT Alliance, following the Northeast Wisconsin Manufacturing Alliance model, thus contributing to our mission of harnessing and promoting the region's resources for the purpose of sustaining and growing our regional economy. This project is a strong extension and delivery of IT resources and IT training locations in the region, a key factor of the overall IT Alliance effort.

New North appreciates the opportunity to support the work of the City of Appleton and looks forward to working with all IT Alliance collaborators to attract, develop and retain information technology talent to the region and state.

Sincerely,

Kathi Seifert  
Co-Chair of New North and Chair of IT Alliance