

Appleton Development Authority
c/o Community Economic Development Department
100 North Appleton St
Appleton Wi 54911

Attn: Mark Rehbein

RE: 8.1 Acre 935 East John Street REP

October 9 / 2015 4:30 pm

PROPOSAL FROM
**CURTIS L BIGGAR ARCHITECT/
BROKER LLC**
1221 SOUTH VAN DYKE ROAD APPLETON WI
920-716-2420 OCTOMAN80@MAC.COM

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- Executive Summary:

Proposer:

Curtis L Biggar, Architect/Broker LLC
1221 S Van Dyke
Appleton Wi 54914
920-716-2420 octoman80@mac.com

Developer proposes alternate plans A for a \$300- \$500 thousand upscale market and plan B for a modest \$200 thousand range. Presales will determine the plan of choice.

ALTERNATE PLAN EXHIBITS A-1 THRU A-4 CASTLE CONDOMINIUMS

European architectural style with "Castle Motif" with permanent exterior walls & roofs; pervious architectural paving; natural gas street lighting; natural landscaping.

Designed as three story *elevator* homes vertically zoned for *multi-generation family living* with minimum 2.5 car garages separated by fire walls & roof gardens for security & privacy. All units will meet ADA accessibility standards.

Constructed to be reinforced architectural masonry to meet NAHB Green Building Standard 2012, 2nd Edition, Gold Level to achieve minimum maintenance & energy usage. It is assumed that some of project will require pile supported foundations. No basements are planned for project.

Boulevard streets. One initial lane will be dedicated to construction services separated with a landscaped median from the second lane which is exclusive for completed townhome access. After completion of last units the construction lanes will become 2 way streets with a landscaped center median

Density: 29 to 40 zero lot line condominium townhomes. (5 UNITS/ACRE)
30 to 60 car 2 story parking facility

The 2 story parking ramp will have first floor grade level access toward the lower east end of John Street and second floor grade level access near the S. E. corner of John Street & South Court. The parapet wall will have foliage cover to blend with the hillside. The ramp will be privately owned by the condominium or others with spaces rented to condominium owners or to others such as Lawrence University staff & students. The ramp will be used for construction parking & material storage until project is completed

Public trail: Right of way for a non-motorized public trail will be granted by easement to the city of Appleton along the Fox River frontage & to John St. Public parking & access to the trail shall be connected to the north & south ends of the easement on city property . (acquired or to be acquired). All trail expense & maintenance shall be the responsibility of the city of Appleton.

• ALTERNATE PLAN B-1 THRU B-7 QUADROPLEX GARDEN CONDOMINIUMS

"Lodge style architectural style with permanent exterior walls & roofs; pervious architectural paving; natural gas street lighting; natural landscaping. All units will face the river & have balconies or patios. Common areas will be finished according to the wishes of the unit owners.

Designed as two or three story *elevator* units from 1100 to 1600 sq/ft with 13' x 24' accessible attached garages separated by fire walls leading to common areas for security & privacy. All units will meet ADA accessibility standards.

Constructed to be reinforced architectural masonry to meet NAHB Green Building Standard 2012, 2nd Edition, Gold Level to achieve minimum maintenance & energy useage. It is assumed that some of project may require pile supported foundations. No basements are planned for project.

Boulevard streets. One initial lane will be dedicated to construction services separated with a landscaped median from the second lane which is exclusive for completed condominium access. After completion of the last units the construction lanes will become 2 way streets with a landscaped center median

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_____date_____
Curtis L. Biggar, President, Curtis L Biggar Architect/Broker LLC

- Development Plan:

See exhibits A1- A-4 and alternate Exhibits B-1 - B 7

Feasibility:

Appletons' urban housing projects including Franklin Terrace & Riverheath using TIF funds have each taken about a decade to come to realization. This RFP (Foremost site) has been under consideration for nearly a decade & experienced a failed development.

Visiting dignitaries such as internationally re-knowned Fred Kent, president of Project for Public Spaces, have acknowledged & recommended home ownership along Appleton's urban waterfront. At a recent Appleton event , Kent acknowledged the need for home ownership because of the self interest that leads to dedicated citizenship. Most of Appleton's riverfront rsidential units are absentee investor-owned rental units and more are under construction.

Condominium ownership is well established for nearly 50 years and recognized as a vital segment of the housing mix and has benefits to the city in the cost of services required. Apple Creek Villas, a suburban project with ponds rather than urban waterfront constructed & sold over 100 condominium units in the \$200 to \$300 thousand price range during the recent depression. This establishes a market for luxury condominiums having valuable waterfrontage located in an urban setting with pedestrian access to cultural, recreational, entertainment and shopping venues.

Development of condominiums units in the current market is difficult inspite of low interest rates because of the holding cost of uncompleted or unsold units. In order to hold these costs as low as possible the infrastructure (underground utilities & streets will be installed first, with landscaped boulevard access to allow for construction of presold units to proceed without disturbing finished units. The zero lot-line party walls are fire proof & allow construction of one condominium at a time.

- Financing Strategy:

Estimated completed value of these proposals ranges from \$ 10 to \$15 million. This will authorize from \$2.0 to \$3.0 million in TIF funds for developers use on the project to be advanced to developer as follows:

Year 1

10% to be advanced for (1) year of market testing & public input for project. These funds will be used for architectural graphics & models, professional marketing presentations to assure presales, and additional financing if required. All graphics, copyrights & other intellectual property & marketing information, gleaned from this effort will become the property of the city of Appleton in the event of default.

Year 2

20% Civil engineering for site development including design for streets, utilities; subsoil engineering, cost confirmation, condominium & legal documents.

Year 3

40% to be used for construction of infra-structure, construction of condominiums, closing of sold units. Partial releases of land title will accompany partial payment for land cost.

Year 4-5

Completion of condominiums & final closing of last unit. Partial releases of land title will accompany partial payment for land cost.

Offering price for 8.1 acre site including rights to soil testing, engineering; surveying & other technical data included in the RFP packet, shall be \$ 850,000.00 to be paid in incremental payments in exchange for partial release of titles to individual condominium units as they are completed & closed.

- **Development experience** (over 50 years)

Licensed Architect Wi
Licensed R.E. Broker Wi
Licensed Builder Wi

Biggar pioneered condominium development as Developer, Architect/ Construction Manager for the following completed projects in the state of Wisconsin:

Whitcap shores Manitowoc, Wi
Cercle West condominiums, Grand Chute Wi
Harborage condominiums, Town of Menasha
Solar Parkway Condominiums, Town of Menasha
Riverview condominiums, Appleton Wi
Hoffman condominiums, Black River Falls Wi
Wolf River condominiums, Fremont Wi
High Cliff Condominiums, Sherwood Wi

Biggar was one of the first Architects in the nation to become certified by the NAHB as a Certified Green Professional. Biggar advocates passive energy including natural heating, ventilation (cooling) & lighting in the design process.

Biggar has also designed & constructed a multitude of commercial & residential buildings thru-out Wisconsin & the midwest. see www.CURTISBIGGARARCHITECT for more information.

- **Development Team**

Curtis L Biggar Architect/Broker LLC has traditional & legal authority to collaborate with Real Estate Brokerage Firms; Architectural & engineering Firms; Builders & Construction Managers. The team will be selected subsequent to award of project & subject to final agreement with City of Appleton. Biggar acknowledges he is sole owner of Curtis L Biggar , Architect/Broker LLC is 80 years of age & will agree to sign team based contracts for continuity & for the protection of Appleton citizens & taxpayers. All professionals & construction trades will be from the local business community.

Real Estate Brokers (Marketing)

To be selected from 1 of 3 top brokerages

Architects & Engineers

To be selected from 1 of 3 professionals

Contractors/Construction Managers

To be selected from 1 of 3 to firms

Buyers of condominiums will have the option of finishing interior appointments within their pre-purchased units. subject to approval of the Architect.

Assistance from City

Developer will welcome assistance and cooperate with all departments of the city of Appleton as established by precedent , past projects and permitted by law.



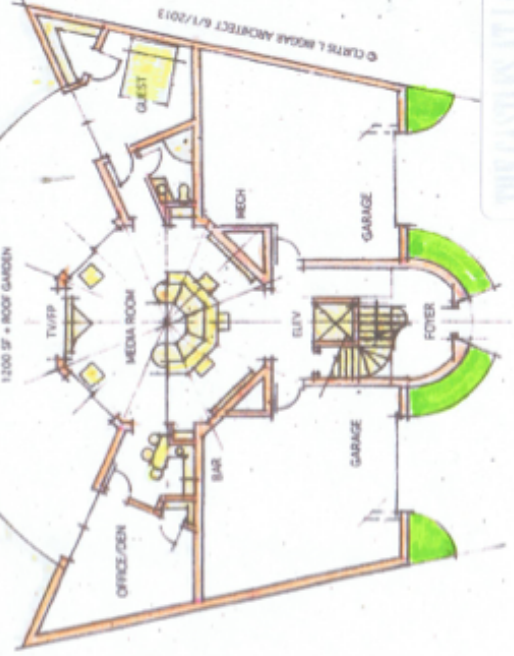
EXHIBIT A-I CASTLE CONDOMINIUMS

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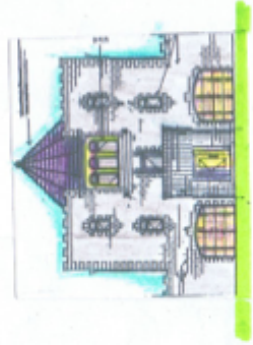
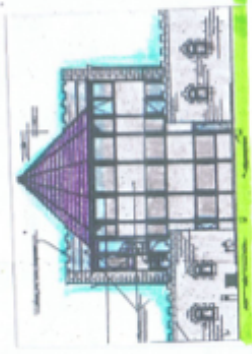
EXHIBIT A-2

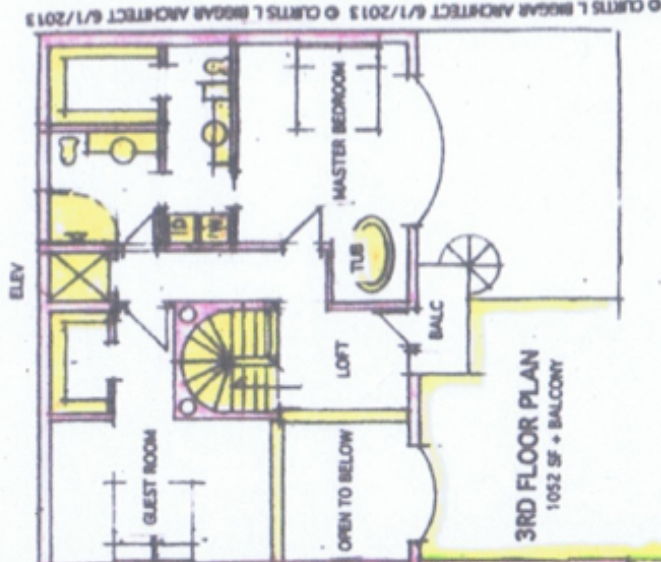
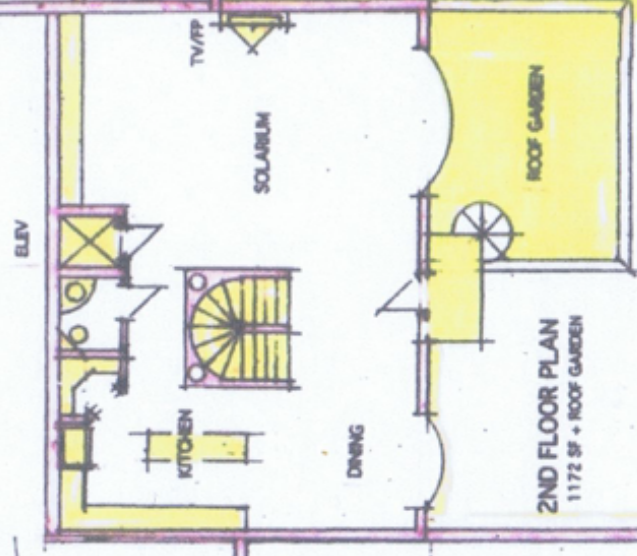
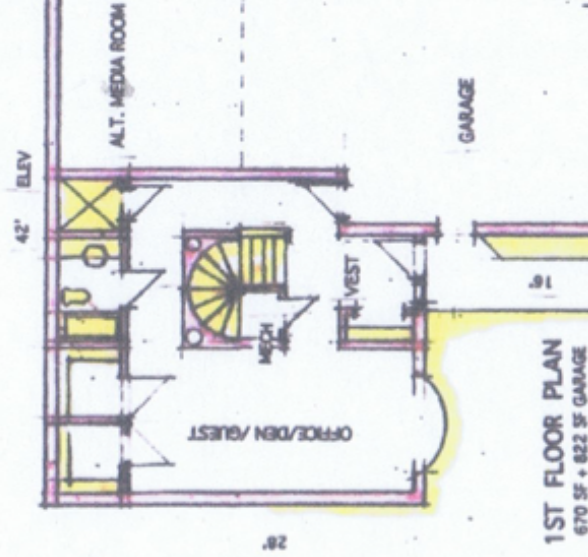
CERCLE CASTLES FLOOR PLANS & ELEVATIONS

© BY CURTIS L BIGGAR ARCHITECT



CERCLE CASTLES
3150 SF + 970 SF GARAGES
+ DECKS & ROOF GARDENS





BUYERS MAY CHOOSE TO HAVE A
TANDEM 2 CAR GARAGE FOR A 36'
WIDE CONDOMINIUM UNIT

EXHIBIT A -3 FLOOR PLANS & ELEVATIONS HILLSIDE CASTLES

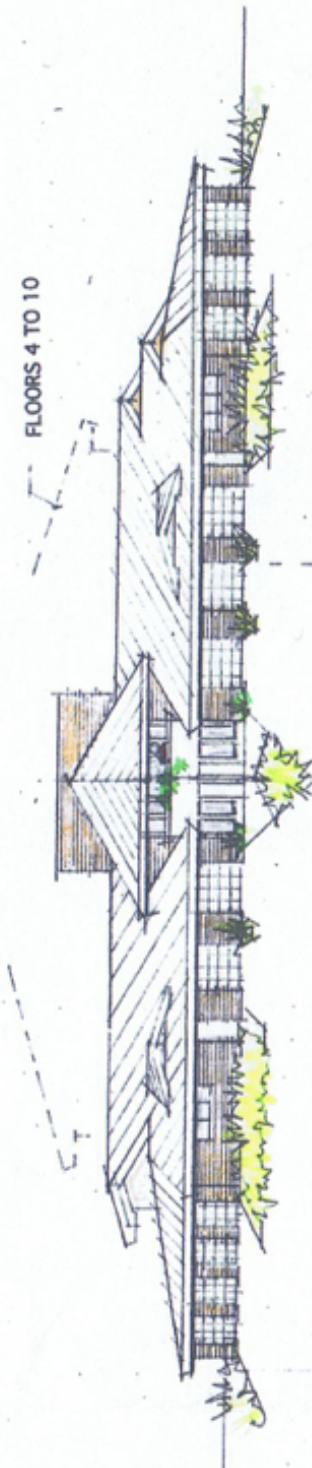


EXHIBIT B-I QUADROPLEX GARDEN CONDOMINIUMS

52 CONDOMINIUM UNITS @ \$200,000 (AVERAGE)

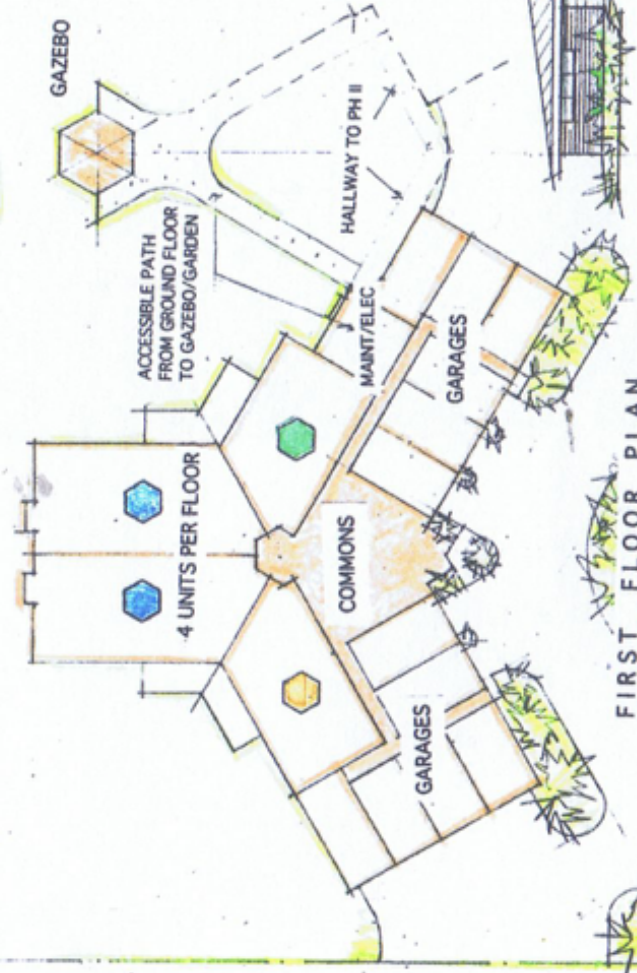
TOTAL: \$10.4 MILLION

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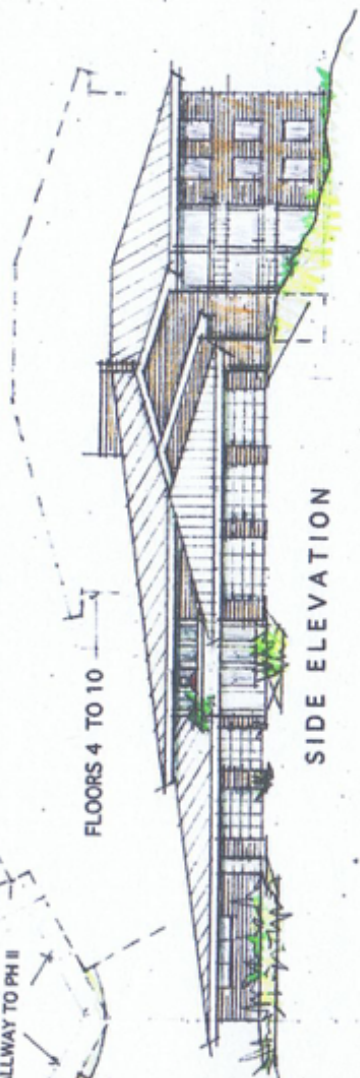


FRONT ELEVATION

Quadroplex Gardens
 4 TO 40 UNIT RESIDENTIAL COMPLEX
 © 5/2013 BY CURTIS L BIGGAR, ARCHITECT



- 1600 SF UNIT WITH 2 BATHS
- 1300 SF UNIT WITH 1.5 BATHS
- 1100 SF UNIT WITH 1.5 BATHS
- 4 UNITS PER FLOOR GARAGES ARE 13' X 24'

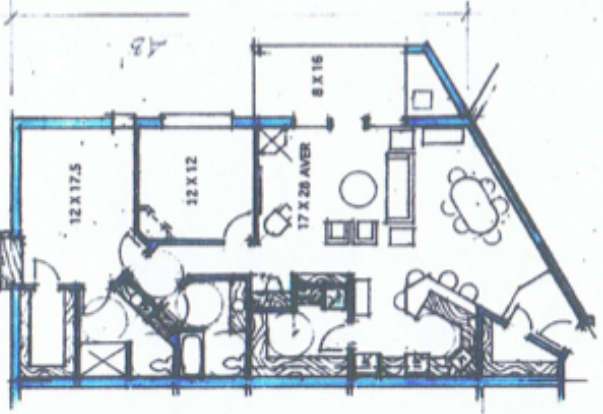
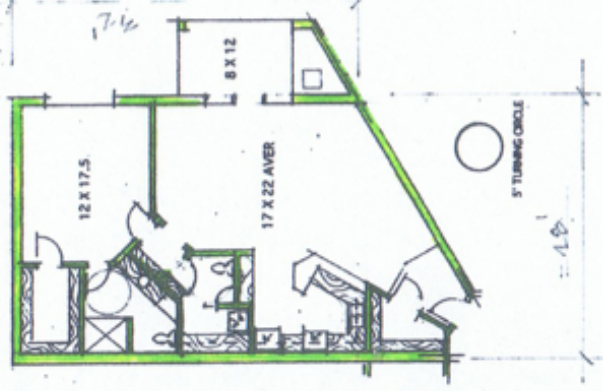
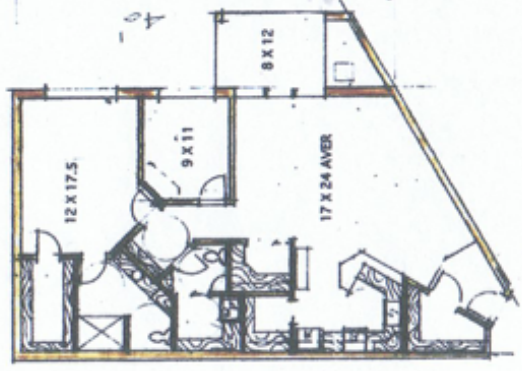


SIDE ELEVATION

EXHIBIT B-2 QUADROPLEX GARDENS CONDOMINIUM

1 TO 10 FLOORS 4 UNITS PER FLOOR © 2015 BY CURTIS L BIGGAR ARCHITECT

 1300 SF 2 BEDROOM 1.5 BATH UNIT
  1100 SF 1 BEDROOM 1.5 BATH UNIT
  1600 SF 2 BEDROOM 2 BATH UNIT



LOWER LEVEL COMMONS



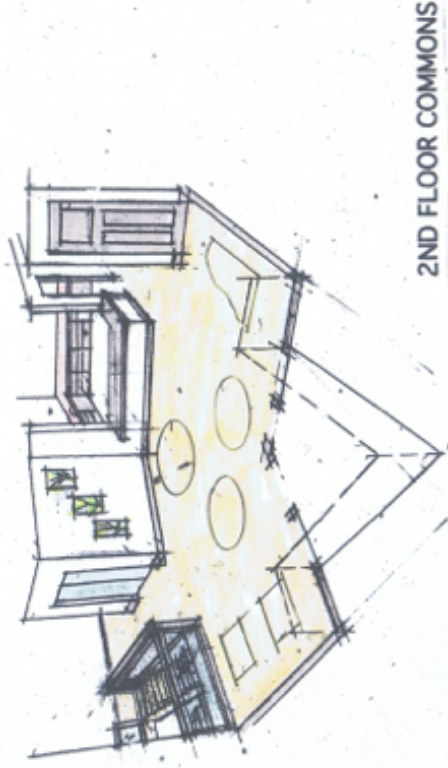
2ND FLOOR COMMONS



1ST FLOOR COMMONS

EXHIBIT B-3 QUADROPLEX GARDEN CONDOMINIUMS UNIT & COMMON AREA PLANS

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2ND FLOOR COMMONS



1ST FLOOR COMMONS



MASTER BATH/SHOWER

WHIRLPOOL BATH WITH OMR LIFT

EXHIBIT B -4 INTERIOR SCHEMATICS



EXHIBIT B-5 LUXURIOUS & SPACIOUS ACCESSIBLE INTERIORS WITH BALCONIES OR DECKS



EXHIBIT B-6 LODGE STYLE LIVING

DESIGNED FOR SENIORS BUT APPROPRIATE FOR EVERYONE

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