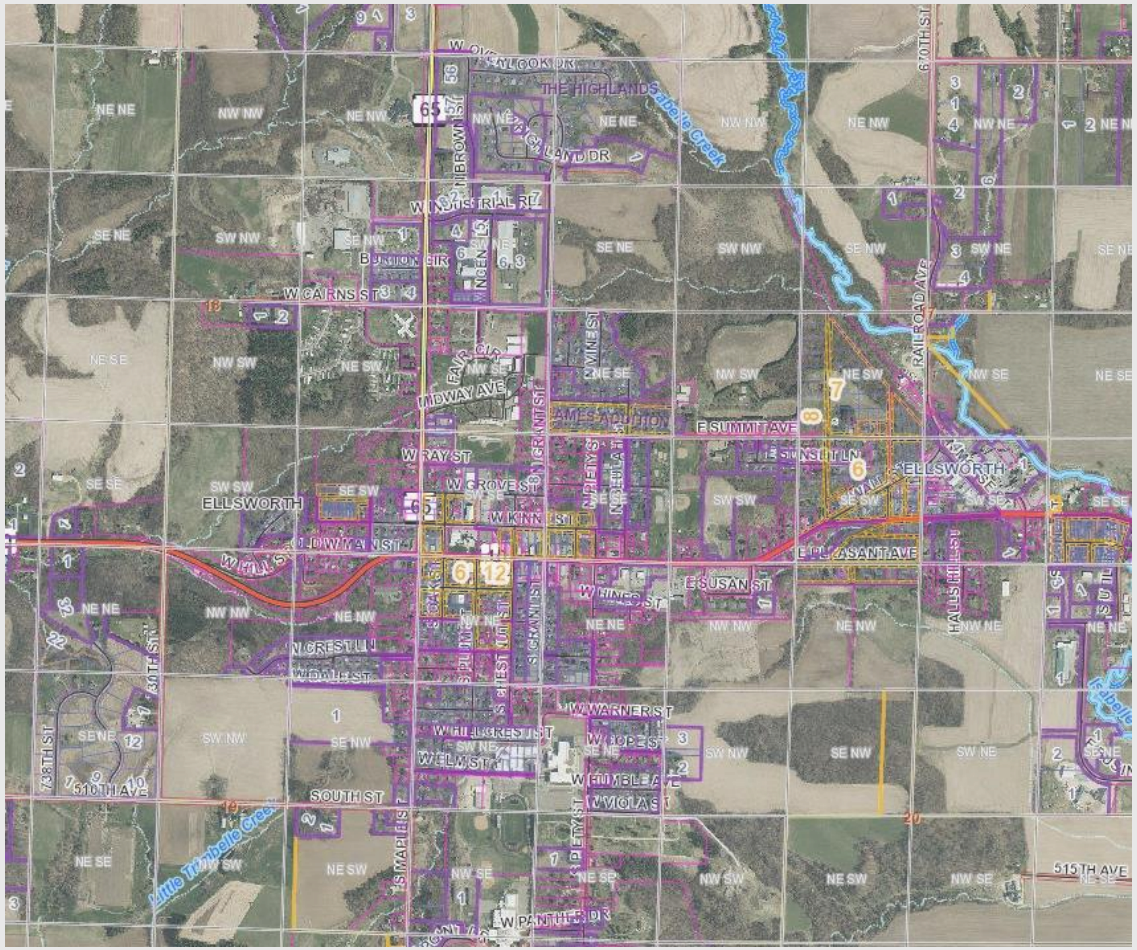
Response to Request for Proposal

Old Junior High Site

Village of Ellsworth, Pierce County Wisconsin



Project Team:

C & E Wurzer Builders
Eau Clair, Wisconsin
Developer, Builder, Operator

River Valley Land Company
Hudson, Wisconsin
Investor

Land & Resource Consulting, Inc.
Plymouth, Minnesota
Civil Engineer / Landscape Architect

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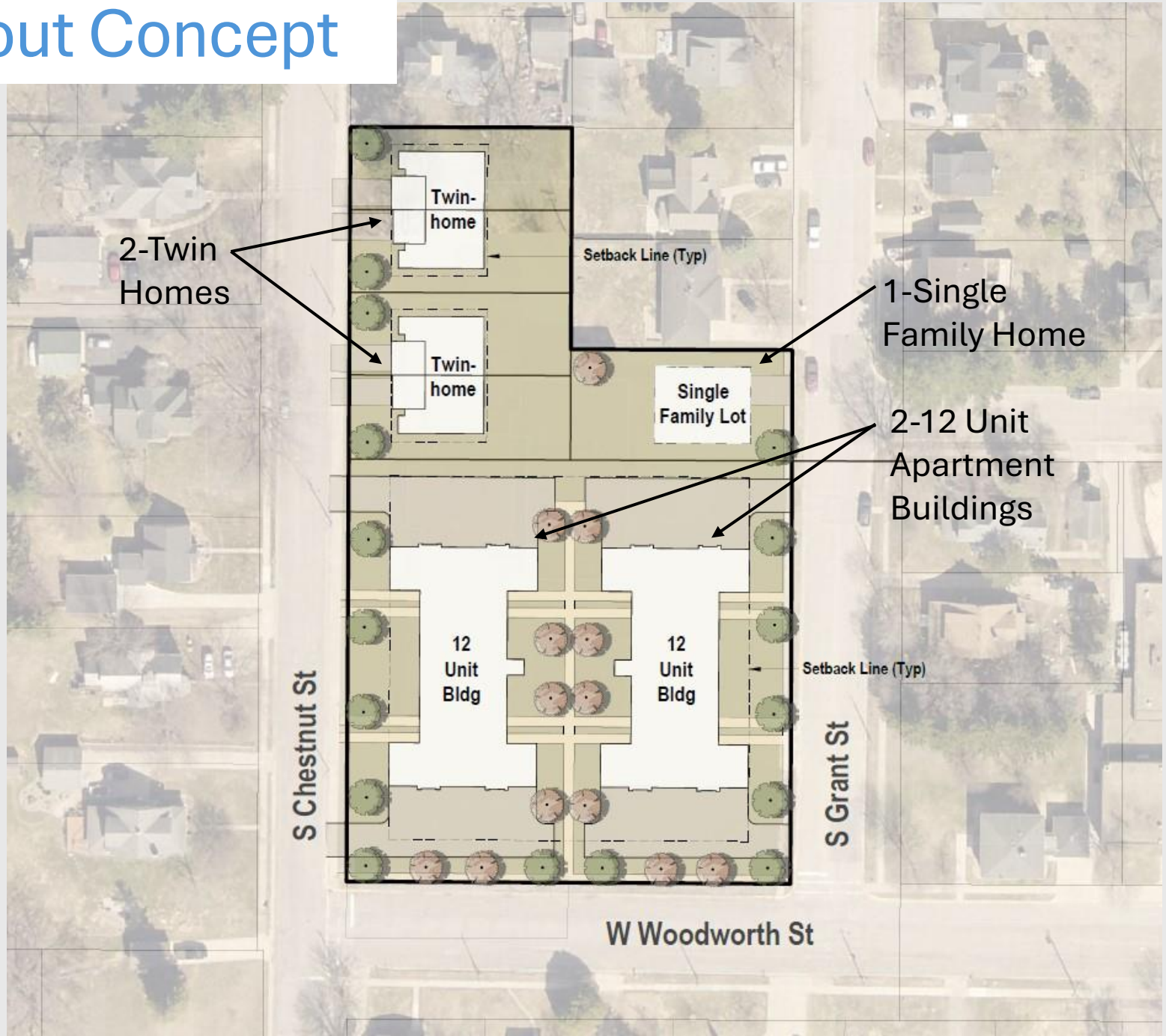
Site Layout Concept



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Architectural Rendering

Architectural Elevations

1 **EAST ELEVATION**

SCALE: 1/8" = 1'-0"

2 **NORTH ELEVATION**

SCALE: 1/8" = 1'-0"

Architectural Elevations (cont)

3 **WEST ELEVATION**

SCALE: 1/8" = 1'-0"

4 **SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"

Unit Summary and Estimated Values:

24 Apartments:	~All 2-Bedroom Units, 1,700/Mo.
Twin Home:	~$350,000 / Unit
Single-Family Detached:	~$425,000

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Economics:

- Request for property to be conveyed to C&E Wurzer at no Cost.
- C & E Wurzer Builders Shall Pay the Village 3 Annual Payments of $50,000 to Cover TID Expenses/Interest Accumulated to Date.

Payments intended to cover TID expenses during the course of construction. After construction the TID would be serviced by capturing a portion of the taxes collected from the new residents.

- This project is a Market Rate project. With exception of the TID, there are no subsidy requests or requirements.

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Next Steps:

(Assuming C & E Wurzer Builders are Selected)

- C & E Wurzer directs Land & Resource to complete a boundary and topographic survey.
- Land & Resource completes the preliminary plat, site plan, grading plan, and utility plan in accordance with the Village of Ellsworth application and review standards.
- C & E Wurzer directs architect to prepare conceptual architectural elevations and floor plans that may be unique to this area.
- Land & Resource compiles the applications with site and architectural plans with a request for consideration to the Village Planning and Village Board for Preliminary Plat and Rezone Request review. Technical review and public hearings are held.
- Land & Resource Consulting responds to various concerns and completes final construction documents and submits the final plat and construction drawings for Village Staff, Planning and Board review. Ultimately, a development agreement is prepared to reflect all the terms of construction and construction begins.

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