

# City of Verona Sugar Creek RFP



**MCKENZIE**  
APARTMENT COMPANY



# Why Us?

## Focused

Three generation family-owned business with a deep history of highest quality developments. We focus on West Madison, Verona and Middleton.

## We Know Verona

We care about Verona. We have history here. We feel that this project will add great vitality to this part of Verona. We listened and we will deliver.

## Reputation Matters

We get consistently great feedback from our residents about our management and staff. We want to earn their trust and we work toward it every day.

# Executive Summary



## Market-Rate Apartments

226 market-rate apartment units (studio, 1-bedroom, 2-bedroom)

## Affordable Housing

92 affordable apartment units (studio, 1-bedroom, 2-bedroom, 3-bedroom)

## Community Pool

New community pool, diving well and pool house constructed and donated to the City of Verona or designated operating entity

## Multi-Use Park

New multi-use park with bandstand, greenspace, and walking trails with exercise stations

## Playground

New playground facility with swings, slides, and climbing equipment

## Community Space

New Century School converted to community use

## Financing

Approx. \$9,500,000 cash, \$36,000,000 conventional financing, \$2,000,000 TIF

# VERONA



# Public Input Components

We listened to Verona.



## Community Pool

Six-lane pool with diving well.  
Pool building with restrooms,  
showers and changing areas.



## Historic School

Preserve the historic school  
and create marker space.



## Tot Lot

Tot lot with multi-use  
equipment.

# VERONA



# Public Input Components continued



## Minimal Retail

Overall, the community regards additional retail space in this area as a negative.



## Greenspace

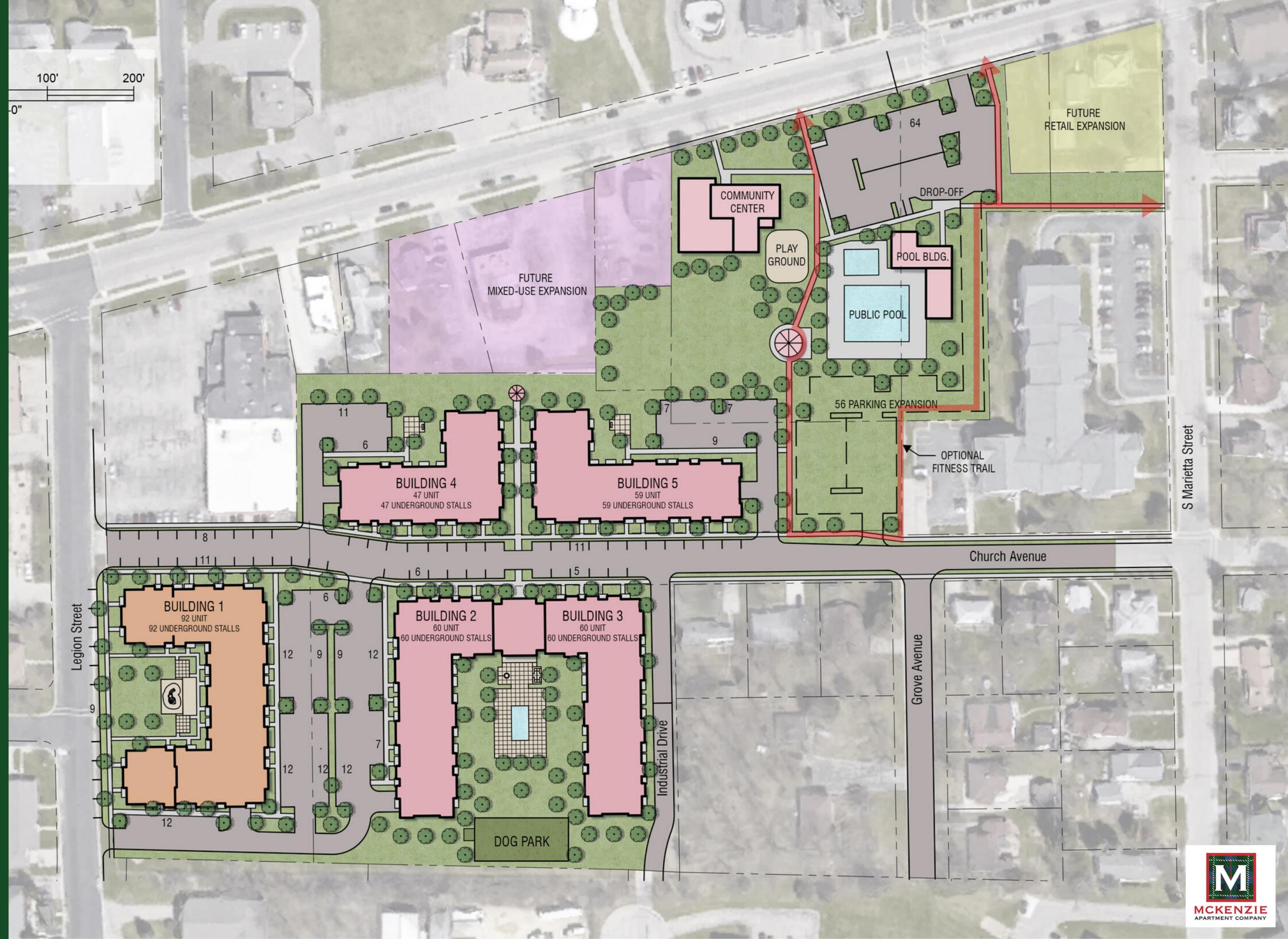
Maintain a large amount of greenspace.



## Outdoor Recreation

Walking track with outdoor equipment.

# Site Plan





## McKenzie Apartments

Family-owned and operated - we never sell. In 2019, McKenzie Apartment Company was rated highest in the state of Wisconsin for online reputation by J. Turner Research.



## Stonehouse Apartments

Locally-owned and managed.  
Specialize in Section-42 Housing.  
Multiple development  
awards over two decades.

# Community Pool



Six-lane community pool with integral diving well.  
Pool building with restrooms, showers and changing areas.  
Upon completion, it will be donated to  
the City of Verona or designated operating entity.



## Multi-Use Park

Includes bandstand, ample greenspace, and walking trail with exercise stations. Available for community events, i.e. farmers markets and outdoor concerts.

# Tot Lot & Playground

Playground with swings, slides & climbing equipment.





# Youth Skilled Trades Training Facility



## Boys & Girls Club of Dane County & MABA

This program will help teach young people the skills for a successful career in the construction and trade industries.





# Thank You

Let's move forward together to create a new vibrant heart center for Verona.



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[www.mckenzie-apartments.com](http://www.mckenzie-apartments.com)