



# INTREPID INVESTMENTS DEVELOPMENT PROPOSAL



## 1.) INTRODUCTORY LETTER

### WHO WE ARE

Intrepid Investments is a partnership between two strong development companies with decades of relevant experience in working with communities in a way that benefits all stakeholders. Intrepid is a joint venture combining the talents of American Construction Services, Inc. and Discovery Properties Management and Development to make bold, brave moves in the development world.

### OVERVIEW



#### [American Construction Services, Inc.](#)

Kons Sadownikow founded West Bend/American Building Systems, later American Companies, in 1980 during the time of double-digit interest rates and unemployment. Beginning with the construction of pole buildings and pre-engineered metal buildings, the company has grown the construction portfolio to focus on commercial, industrial, hospitality, senior living and multi-family design, construction, management and development. Kons' motto of "Work Hard, Work Honest...what else is there" has become the marching orders for everyone at American. Although retired, he is still an integral part of who we are and who we will be as an organization.

Kraig Sadownikow joined his father in business in 1997 as the company's first full-time hire and has since become President and CEO of the organization. His entrepreneurial spirit has led American Companies to add a design and engineering firm, carpentry team, and complete project management staff. Chief Operating Officer, Todd Weyker, began overseeing construction projects at American Companies back in 2002. Since, he has grown the operations division to its current staffing and injects foresight and experience into every project.

American has earned the Biz Times Future 50 Award every year since 2019, and the Best Place to Work Award from 2022 - 2024. Please visit the American Companies website at <https://www.teamacs.net>.



#### [Discovery Properties Management and Development](#)

Discovery Properties Management and Development was founded in 1992 by Randy Schmiedel, at that time the company was called Tri-Star Investments, and the very first investment was a duplex purchased on the UW Oshkosh campus, where he attended college. Over the years that company went on to be the 2nd largest student housing provider, only behind the university itself. As Randy moved the company forward, he discovered other opportunities and diversified in: off-campus housing, office, retail, senior housing, hospitality, historic developments, and most recently a golf course. Therefore, the reason for the name change to Discovery Properties Management and Development. Over the years Randy has owned, managed, and developed over \$200 million dollars' worth of real estate. His expertise in his field led him and his company to three prestigious awards: the Historic Preservation Award given to him in 2018, the Congressional Commendation Award given to him by the 6th Congressional District of Wisconsin in 2024, and the Horizon Award in 2023 in recognition of his commitment to building community. Please visit the Discovery Properties Management and Development website at <https://www.discovery-properties.com>.

## OVERVIEW

### *Kraig Sadownikow- CEO/ President of American Construction Services, Inc.*



**KRAIG  
SADOWNIKOW**

**AMERICAN  
COMPANIES**

  
DESIGN | BUILD | DEVELOP | REAL ESTATE

In addition to leading the core business, Kraig has worked to develop and coordinate multiple real estate investment groups throughout Wisconsin and the Midwest. He feels investing directly in projects with trusted equity partners has been valuable for all involved.

A West Bend native, Kraig graduated from West Bend East, UW-Madison and worked for Hershey Chocolate Corporation in Sales and Sales Management before joining Kons at American in 1997. Both he and Jo wanted their children to know “where the Christmas Tree goes” and felt raising a family in a community and state they support was critical to their mission in life. Relocating from Minneapolis back to West Bend was a decision they do not regret. Community involvement is very important to Kraig: he is a graduate of the Leadership Greater West Bend Program, a past board member of the YMCA, Boys & Girls Club, West Bend Athletic Association, West Bend School District Foundation, the West Bend Waterways Foundation, Chamber of Commerce Board and past chairman of the Urban Design Committee and the West Bend School District Private Task Force.

Kraig believes those with the ability to lead have the responsibility to do so. Kraig proudly served as the Mayor of West Bend from 2011 to 2019 with the mission of ‘asking questions that have never been asked before’.

Kraig lives in West Bend with Jo, his wife of over 25 years. Together they have 4 daughters. Kraig enjoys time with his family, the outdoors, traveling, skiing, biking, an occasional round of golf and debating politics.

### *Randy Schmiedel- Principal of Discovery Properties Management & Development*



**RANDY  
SCHMIEDEL**



DISCOVERY PROPERTIES  
— MANAGEMENT & DEVELOPMENT —

In addition to leading the Discovery team Randy has been instrumental in leading numerous people into financial freedom through investing in real estate. He was born and raised in Oshkosh and graduated from Oshkosh West High School, he then attended the University of Wisconsin Oshkosh. He is also a graduate of the Oshkosh Leadership program. Randy was on the YMCA board for 13 years, 3 of those years he served as board president. During his tenure as president, he was part of a team that oversaw a new \$16 million dollar downtown YMCA. Randy was also a board of trustee for the Paine Art Center and Gardens for 17 years, a Rotarian for 19 years, and delivered meals on wheels for the aging that could not cook or obtain food. Randy was also one of twenty people that organized a highly successful community bank called Choice Bank back in 2006. He was an active part of that board and the loan committee. Since then, Choice Bank has been acquired by Nicolet Bank. Through the years at no cost or minimal cost, his company has housed many families from the Boys and Girls Club, Christine Ann Center, or the Oshkosh Area School District that have fallen on hard times until they could get back on their feet.

He believes very strongly in giving back to his community that has been so generous to him.

Randy has lived his entire life in Oshkosh and is married to the love of his life Jane and together they have 2 adorable kids Veanna and Caden. They love to hang out with their kids, travel, run, be active gym rats, and follow their kids’ sporting events wherever that may lead them.

## 2.) SUMMARY OF RELEVANT EXPERIENCE

### TRAIL'S EDGE APARTMENTS



202,013 SQ. FT.

\$19 Million

120 UNITS

3 FLOORS

1 OR 2 BED & 1 BATH

UNDERGROUND PARKING

COMPLETED IN 17 MONTHS

Trail's Edge Apartments in West Bend, Wisconsin is a welcome home to many of West Bend's newest residents. Being in close proximity to Historic Downtown West Bend, and the Riverwalk & Eisenbahn Trail drew many new residents to the area. They enjoy the underground parking, the dog and car wash stations, the workout facility, and the spacious community room with an outdoor terrace for entertaining.

### SPRINGHILL SUITES BY MARRIOTT



65,065 SQ. FT.

\$12.4 Million

103 UNITS

4 FLOORS

WOOD FRAME CONSTRUCTION

COMPLETED IN 18 MONTHS

The Springhill Suites by Marriott in Menomonee Falls, Wisconsin beckons travelers and business people to rest their heads and enjoy a home away from home. Located on a convenient frontage road, this location gives a restful stay while not being too far from entertainment or business in downtown. Equipped with a fitness center, breakfast bar, comfortable lobby, a pool, and outdoor entertainment area including grills and an outdoor firepit; it is a great and much needed addition to Menomonee Falls.

### NORTH TOWN APARTMENTS



279,231 SQ. FT.

\$37.8 Million

170 UNITS

4 FLOORS

1, 2, OR 3-BED & 1 OR 2 BATH

TIMELINE 19 MONTHS

North Town Apartments in Sheboygan, Wisconsin is currently under construction. When completed, it will be much needed housing in the Sheboygan area. With 170 families able to call these apartments home, it is designed with families at the center of it, with a 'town square' of green space in the middle of the development for residents to enjoy. They will also have underground parking, a workout facility, and a multi-use community room for entertaining. The apartments are located with easy access to the highway for an efficient commute for the future North Town Apartments residents.

## 2.) SUMMARY OF RELEVANT EXPERIENCE

### THE RIVERS SENIOR LIVING FACILITY



90,000 SQ. FT. \$12 Million  
 60 UNITS  
 3 FLOORS  
 1 OR 2 BED & 1 OR 2 BATH  
 UNDERGROUND PARKING  
 TIMELINE 12 MONTHS

The Rivers Senior Living Facility for those 55 or better is uniquely situated on the Fox River in Oshkosh, Wisconsin. The residents that call The Rivers home enjoy spacious living, along with access to the river for relaxation or recreation. They also utilize the fitness room, community center, arts and crafts room, and the hair salon, all accessible to residents inside the building. They also enjoy the free underground parking.

### WASHINGTON PLACE HISTORICAL FLATS



28,000 SQ. FT. \$4 Million  
 20 UNITS  
 3 FLOORS  
 1, 2, OR 3 BED & 1 OR 2 BATH  
 TIMELINE 10 MONTHS

The Washington Place Historical Flats in Oshkosh, Wisconsin is a unique home for residents of Oshkosh. This adaptive reuse project gives its residents spacious and inviting apartments, showcasing the beautiful architecture both inside and out. Historic Oshkosh is only a walk away, and offers easy access to local restaurants, the library, YMCA, and the Fox River. The residents enjoy the detached garages for parking and for storage.

### LAKEVISTA ESTATES



SUBDIVISION DEVELOPMENT \$50 Million  
 135 UNITS  
 CURRENTLY UNDER CONSTRUCTION  
 80% COMPLETE  
 STARTED 3.5 YEARS AGO

Lakevista Estates in Algoma, Wisconsin is a subdivision with a mix of single family, condos, twin-condos, and townhomes that give the current and future residents of Algoma a place to call home. This subdivision allows them to decide what they would like their new home to look like, and work with builders to obtain their ideal home. This subdivision, which is now 80% complete, is sure to be a cornerstone of Algoma.