

Appendix



EMINENT
DEVELOPMENT CORPORATION



Milwaukee team members volunteering with Hunger Task Force



JLA's Margaret Sippel, Suzi Tatikonda, & Steve Keymar



Taxco

firm overview



JLA
ARCHITECTS

JLA Architects is a full-service architectural and planning firm with offices in Madison (WI), Milwaukee (WI), Denver (CO). Joseph Lee founded the firm in 2007 to create a client-service-based firm that offers a comprehensive range of professional services allowing us to assist you at every phase of the real estate development process. Today, JLA is comprised of a diverse group of talented professionals, with a collaborative leadership team that maintains the same core philosophies in which JLA began.

FIRM COMPOSITION

66	TOTAL STAFF MEMBERS
18	Licensed Architects
42	Architectural Associates
4	Interior Design Associates
1	Marketing
1	Business Development

2020 | 2024 | 2026



As a full-service architectural firm, we can assist with project feasibility all the way through building construction & final marketing. Our size allows us to remain nimble while ensuring consistent staffing through occupancy.

PLANNING SERVICES

- Facility Studies
- Master Planning
- Development Codes & Design Guidelines

ARCHITECTURAL SERVICES

- Architectural Programming
- Architectural Design
- Sustainable Design
- Construction Documents
- Construction Administration
- Post-Occupancy Evaluations

INTERIOR DESIGN

- Space Evaluation
- Space Planning
- Interior Finish Selection & Specification
- Sustainable Design
- Furniture, Fixtures & Equipment (FF&E) Coordination
- Construction Documents

ENTITLEMENT ASSISTANCE

- Community Meetings
- Municipal Submittals & Meetings
- Owner's Representative Services

OFFICE LOCATIONS

220 E Buffalo, #202
Milwaukee, WI 53202
Ph. 414.988.7520

800 W. Broadway, #200
Madison, WI 53713
Ph. 608.241.9500

3463 Blake Street, #250
Denver, CO 80205
Ph. 720.739.3656

LICENSURE

WI License: A-9483
CO License: ARC.00407196
IL License: 001.026257
IA License: ARC08365



JLA
ARCHITECTS

East Park Apartments

PROVEN EXPERIENCE

JLA Architects has designed over 20,000 units and 50+ communities across Wisconsin.

MIXED-USE

702 E. Washington	Madison, WI	Middleton Center, Ph 3	Middleton, WI	The Bloom	Monona, WI
Badax Flats	Franklin, WI	Mill on Main	Oshkosh, WI	The Current	Monona, WI
Bay Lofts	Sturgeon Bay, WI	MLK Library	Milwaukee, WI	Tennessen Flats	Menomonee Falls, WI
Factory District	Madison, WI	Ochalla Springs	Fitchburg, WI	The Eastern	Madison, WI
Foundry on 3 rd	Wausau, WI	Olin Avenue	Madison, WI	The View	Madison, WI
Garver Point	Madison, WI	Ogden Mixed-use	Milwaukee, WI	The Hangar	Denver, CO
Grand Park Apartments	Madison, WI	Park & Drake	Madison, WI	The Standard	Madison, WI
Harbor View Apartments	Madison, WI	Synergy	Wauwatosa, WI	Urbana	Madison, WI
Jade	Menomonee Falls, WI	Terrace Point	Fitchburg, WI		

APARTMENTS

1 Glenn Place	Fitchburg, WI	HUB13	Oak Creek, WI	The Junction	Menomonee Falls, WI
1600Tosa	Wauwatosa, WI	Huxley Yards	Madison, WI	The Current II	Monona, WI
22 Slate	Madison, WI	Middleton Station	Middleton, WI	The Flats	Oregon, WI
50Twenty	Madison, WI	Prado	Oak Creek, WI	The Marquee	Madison, WI
51 West	Stoughton, WI	Prairie Trail	Sun Prairie, WI	The Oaks at Canopy Hill	Union Grove, WI
Autumn Wood	Deerfield, WI	Solaris on Main	Oshkosh, WI	The Winston apartments	Madison, WI
Bella Springs	Fitchburg, WI	Stagecoach Trail	Middleton, WI	Tivoli Green	Mt. Pleasant, WI
Bergamont	Oregon, WI	Station 955	Eau Claire, WI	Velo Village	Franklin, WI
Catalina Crossing	McFarland, WI	Summer Ridge	Lake Mills, WI	Veritas Village	Madison, WI
Conservancy Bend	Middleton, WI	Taxco Apartments	Milwaukee, WI	Vim + Vigor	Milwaukee, WI
Creekwood	Menomonee Falls, WI	The 85	Madison, WI	Windsor Crossing	Windsor, WI
East Park Apartments	Madison, WI	The Apex at Verona	Verona, WI	Woodland Crest	Waunakee, WI
Forte at 84 South	Greenfield, WI	The Atwater	Shorewood, WI	Wright & Wagner Lofts	Beloit, WI
Hidden Creek Residences	Madison, WI	The Bevy	Brown Deer, WI		

project experience



THE XCHANGE

affordable | mixed-use

LOCATION: Commercial Dr., Neenah, WI
OPERATOR: Eminent Development
COST: \$14.5M (estimated)
SITE: 2.5 acre
PROGRAM: Four stories with 32 affordable units
14-unit stacked flats
4 town homes
2,400 s.f. commercial
Club room
Fitness center
Pet exercise area
Community patio and greenspace
Firepit

COMPLETION: On the Boards

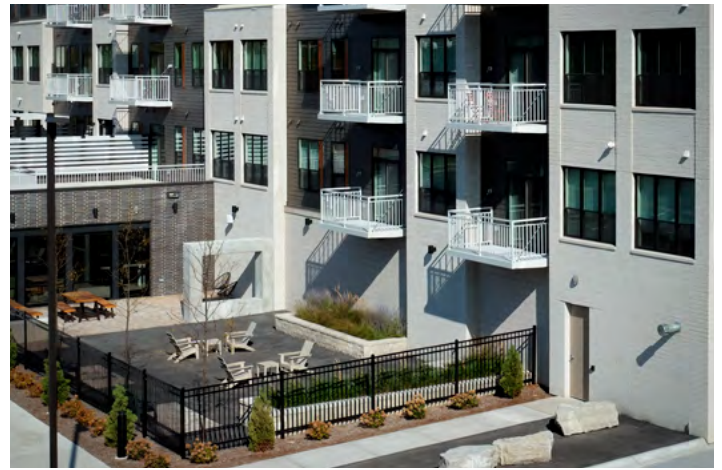
BAY LOFTS

mixed-use

LOCATION: 49 N. Madison Ave. Sturgeon Bay, WI
OPERATOR: Cinnaire
COST: \$6.6M
SITE: 1 acre
PROGRAM: Four stories with 37 market-rate units
5,500 s.f. of retail
Underground parking with ample bike storage
Fitness room
Rooftop patio with lake views

COMPLETION: April 2016

project experience



THE BLOOM

mixed-use

LOCATION: 4601 Monona Drive, Monona, WI
OPERATOR: Noel Development
COST: \$25M
SITE: 2.2 acres
PROGRAM: Four-story building with 98 units
8,700 sf commercial space
Fitness center
Clubroom
Series of rain gardens adjacent to stormwater pond

COMPLETION: December 2025

URBANA

mixed-use

LOCATION: 5577 Odana Road, Madison, WI
OPERATOR: McGrath Property Group
COST: \$11.5M
SITE: 1.2 acres
PROGRAM: Five-stories with 79 units
3,300 sf retail
Clubroom with rooftop patio including grilling stations and seating
Private work suites for small private meetings
Coffee station with window bar seating

COMPLETION: June 2021





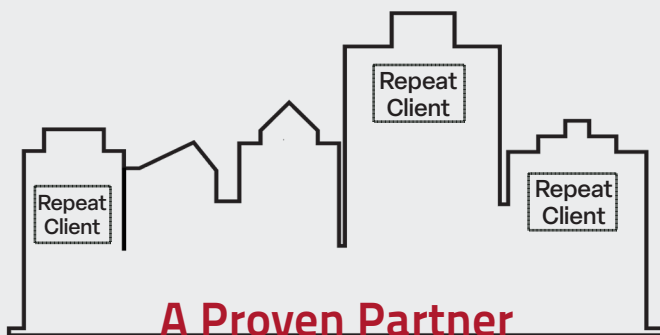
GENERAL FIRM INFORMATION

Extensive Experience in Multifamily Construction

Past Five (5) Years:

\$1.8B + total new construction projects

7,664 total multifamily units



85% of Stevens' Projects are with Repeat Clients

WHY STEVENS?

Scan or click the QR code to find out!



stevensconstruction.com

4 Locations

Madison | Milwaukee

Minneapolis | Northeast Wisconsin



300+ Employees

Self-perform field and office

**100% On-Time
Schedule Delivery**

By The Numbers

Flexibility & Capabilities

Stevens has extensive experience successfully working with subcontractors - both locally and regionally. We also have the capability and strong skills to self-perform the following:

- Concrete
- Preassembled Walls
- Wood structure framework
- Rough and finish carpentry

Having the flexibility to find the right solutions means Stevens provides meaningful value for our clients.

"One of Stevens Construction Corp.'s most notable strengths is their unwavering commitment to their client's satisfaction. They consistently deliver projects on time and within budget, without sacrificing quality."

Andrew Flad, Vice President, Flad Development & Investment Corp.



PROJECT EXPERIENCE

THE URBANE | SHOREWOOD HILLS, WI



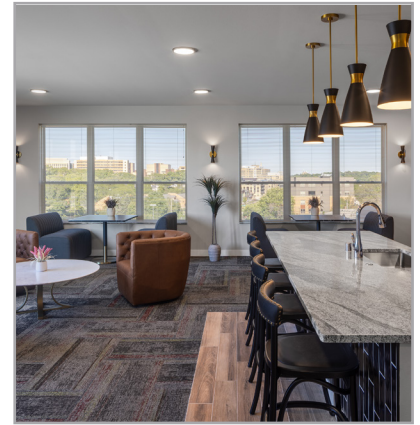
Market: Multifamily
Type: New Construction
Stories: 4
Units: 43
Sqft: 61,950
Owner: T5 Properties
Construction Duration: 11 months
Completion Date: April 2024
Structural System Type: Wood Frame



THE TRADITION AT SMOKY'S | MADISON, WI



Market: Multifamily
Type: New Construction
Stories: 5
Units: 59
Sqft: 82,371
Owner: Flad Development
Construction Duration: 13 months
Completion Date: April 2024
Structural System Type: Block Plank & Wood



WHITNEY RESERVE | MADISON, WI



Market: Multifamily
Type: New Construction
Stories: 4
Units: 49
Sqft: 78,000
Owner: Flad Development
Construction Duration: 11 months
Completion Date: April 2022
Structural System Type: Post-Tensioned Concrete & Wood





PARK LOFTS

Park Lofts – Madison, WI

Status: Under Construction, Estimated Delivery Date: June 2026

Total Units: 44 (100% affordable)

Project Site Size: ~0.89 acres

Building Type: Mid-rise apartment building

Total Building Square Footage: Approx. 44,000 SF

Estimated Total Development Cost: \$17.88 million

Team Role: Lead Developer, Owner

Development Type: Affordable Multi-Family Housing

Eminent Development Corporation was awarded the RFQ for this youth-centered, 100% affordable housing project by the City of Madison in September 2023. Park Lofts is a mid-rise apartment community featuring studios, 1BR, and 2BR units designed to serve both individuals and families with younger children. The project promotes long-term livability and inclusivity through its thoughtful unit mix and robust amenity package.

Key on-site amenities include a community room, fitness center, child playroom, elevator, supportive service provider office, leasing office, and 17 covered parking stalls. Units will feature stainless steel appliances, vinyl flooring, LED lighting, and free Wi-Fi. With energy-efficient systems such as U-value windows and ENERGY STAR appliances, Park Lofts aims to blend sustainability with affordability.

This project demonstrates our team's commitment to equitable housing development that prioritizes quality of life, social mobility, and environmental stewardship.



ELLIS POTTER APARTMENTS

Status: Under Construction, Estimated Delivery Date: June 2026

Total Units: 65

54-unit age-restricted apartment building

Eleven Market Rate 3-bedroom townhomes

Project Site Size: ~2.1 acres

Building Square Footage: Approx. 65,000 SF combined

Estimated Total Development Cost: \$22.3 million

Team Role: Co- Developer, Owner

Development Type: Mixed-Use, Mixed-Income Housing

Ellis Potter Apartments showcases Horizon Development Company and Eminent Development Corporation's ability to deliver mixed-density housing solutions. This development features two distinct buildings: a 54-unit age-restricted apartment complex with indoor amenities including a clubroom, fitness center, and leasing office, and a second building containing eleven 3-bedroom townhomes tailored to meet the needs of working families.

The site also features a 1,700 SF Community Service Facility (CSF) open to the public, which will include an activity room, media room, and office space. It will host regular services from the Community Action Coalition (employment and income stability support) and End Times Ministries (community-based faith services). The integration of these resources helps address holistic community needs while fostering stability and upward mobility for residents.

This development reflects our experience with both senior housing and multi-family workforce housing. It highlights our capacity to build community-centered housing options that combine affordability, flexibility, and critical services.