



City of Horicon

404 East Lake Street
Horicon, Wisconsin 53032
Telephone 920-485-3500
FAX 920-485-3503

To: Dodge County Board
From: City of Horicon Mayor, Jim Grigg
Date: January 21, 2022
Subject: City of Horicon ARPA Funding Request for New Residential Subdivision

Introduction

Like many Dodge County communities, the City of Horicon has struggled post-Great Recession to see new housing construction take place. Since 2008, there have been only six single-family homes and eleven two-family housing units constructed in the City (all of which were built by the County Housing Authority). At the same time, our employment base has grown considerably, most notably with John Deere's expansions in 2016 and 2019, which created 90 jobs in addition to the 1,200 workers they already employed. Over the past decade, the City has actively worked to recruit developers and provide a supply of developable land but has been unsuccessful largely due to the cost of supporting infrastructure. Fortunately, we now have two proposed projects that would provide much needed for sale and rental housing units at affordable prices, but both projects have significant financial gaps. Accordingly, we respectfully request the County allocate \$1.3 million of its American Rescue Plan Act funds to assist with funding the infrastructure to serve these critically needed projects. In order to keep our project on track for a summer 2022 ground break, it would be ideal if we could have a response from the County by March 1.

Overall, we are excited about the opportunity to foster new workforce housing in the City of Horicon, but we will need to leverage all available resources to make it happen. As demonstrated by the various letters attached, there is significant community support behind this project.

Project Description

Valido Homes of Columbus, Wisconsin, recently obtained an option on 25 acres of property in the partially complete Cityview subdivision on the City's west side. They are proposing to construct 36 single-family homes and five duplexes (see attached maps). Valido Homes has successfully completed similar projects in several other Dodge County communities. Further, another developer, Nicolet Lumber Co., also has proposed to build 36 rental apartments as part of the Valido's project. Nicolet recently completed a similar project in Horicon, which immediately leased up upon completion.

The proposed projects are in Horicon Tax Increment District #4 (TID #4), and both developers have requested assistance to close financial gaps in their projects. Unfortunately, TID #4 is near the end of its statutory life, so neither project will generate enough tax increment within the District's remaining life to cover the gaps. Further, the City is not able to create a new TID as the combined value of all of the City's TID's exceeds the statutory value limitation. As a result, the City is seeking to partner with the County in funding some of the needed infrastructure. Below are details on the projects and their needs.

Location and Property History

- The City annexed the Cityview property in 1990. Several homes and apartments were constructed shortly thereafter, but development came to a standstill following the Great Recession.
- Horicon created TID #4 in 2007, which overlaps this property and others in the area and is set to expire in 2027. Despite this, there has been minimal interest in residential development until now.
- There are approximately 25 ready-to-develop acres left on the Cityview property.

Proposed Development Overview

- Valido Homes has a purchase option on the property but will not close on it unless a funding source(s) for the supporting infrastructure is secured.
- As shown on the attached table, the total assessed value of the projects at full buildout is more than \$13.7 million. Given the short remaining life of the TID, all of the taxing jurisdictions will benefit from this increased tax base starting in only seven years.
- Infrastructure costs associated with the project (roads, sidewalks, utilities, and stormwater) are estimated at \$1,680,000 for Phase 1 and \$850,000 for Phase 2 for a total of \$2.53 million (see attached).

Project Timeline

- The project is “shovel-ready” with two developers at the table ready to begin construction in a few short months if funding for the infrastructure can be secured.
- Construction on Phase 1 is slated to begin in 2022 with buildout through 2025. However, all of the apartments would be built in 2022 and open for occupancy in 2023. Depending on the absorption rate of the Phase 1 homes, Phase 2 is expected to begin in 2025 and completed in 2028.

Project Funding

- Valido is requesting financial assistance for the entirety of the infrastructure costs for both phases, which also will serve the Nicolet project. In addition, Nicolet has requested \$486,630 in direct assistance in order to maintain rents palatable to the local market (approximately \$1,000 per month). This amount of assistance is similar to what the City provided for their recently completed project.

TID Finances

- The total tax increment generated by both projects over the remaining life of TID #4 is projected to be \$910,000 and of that, \$486,630 will be used to assist the apartments leaving a balance of only \$423,370 to pay for the infrastructure.
- Horicon will receive only \$381,500 in direct allocation of ARPA funds and has committed to using \$300,000 (or nearly 80%) of its own ARPA funds for the project.
- From the TID #4 fund balance and projected surplus increment to be generated by existing development over the remaining life of the District, the City can cover additional costs of approximately \$506,118*.
- With the funding sources listed above, this still leaves a gap of approximately \$1.3 million for funding the infrastructure.

*Note that the City has several other projects it needs to pursue over the next year in TID #4 including new commercial and retail developments; streetscaping, gateway signage, and the Gold Star Trail; and potential redevelopment of vacant commercial space. The existing TID fund balance and projected surplus increment will be used to fund these additional projects leaving approximately \$506,118 available for the Cityview project.

How Will the ARPA Funds Be Utilized?

- Dodge County has new available resources through the American Rescue Plan, which can be utilized to support infrastructure investments and must be spent by 2024.
- The City is proposing to utilize available TID #4 resources, its own ARPA funds, and County ARPA funds to assist with project as follows:

Sources

Increment from Residential Projects	\$910,000
TID Fund Balance/Surplus Increment	\$506,118
City ARPA Funds	\$300,000
County ARPA Funds (Requested)	<u>\$1,300,000</u>
	\$3,016,118

Uses

Infrastructure (Phase 1 and Phase 2)	\$2,529,488
Potable Water and Sanitary Sewer	\$1,469,964
Storm Sewer/Retention	\$317,320
Street & Sidewalks	\$742,204
Direct Assistance to Apartments	<u>\$486,630</u>
	\$3,016,118

Project Benefits

- Both Horicon and Dodge County have a documented need for new housing units of these types and price points.
- The City of Horicon has seen very few new housing units developed since 2008 and local employers, most notably John Deere, have added over 100 new jobs. These new units will help create turnover in the local housing stock, provide new opportunities for quality housing at prices consistent with area wages, grow the local and county tax base, and help local employers fill staffing shortages.
- Working in partnership, the County and City can close the financial gaps, provide 82 new housing units in a variety of formats at prices affordable to many county residents, and create \$13.7 million in new tax base.

Meeting ARPA Requirements and Guidelines

- Per the recently released U.S. Department of the Treasury guidelines, there are four categories of allowable Coronavirus State and Local Fiscal Recovery Fund expenditures, two of which could be applied directly to the infrastructure costs associated with this project:
 - Replacing Public Sector Revenue Loss
 - Building Water and Sewer Infrastructure
- Under those two categories, all of the infrastructure costs associated with this project are eligible for use of ARPA funds:
 - Streets and sidewalks
 - Stormwater sewers and retention
 - Potable water lines
 - Sanitary sewer lines and lift stations

I appreciate your consideration of this proposal and look forward to discussing it with you further.

Sincerely,

Mayor Jim Grigg

Attachments

Table 1: Units and Values by Phase

Table 2: Phase 1 Infrastructure Cost Estimate

Table 3: Phase 2 Infrastructure Cost Estimate

Map 1: Property Location

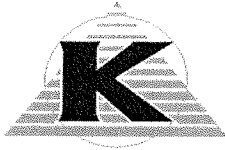
Map 2: Proposed Residential Subdivision Plan

Letters of Support:

- Horicon Bank
- Horicon Community Development Corporation (HCDC)
- Horicon Phoenix Group
- Kreilkamp Trucking, Inc.
- Nicolet Lumber Co.
- School District of Horicon
- Sure-Fire, Inc.
- Valido Homes

Table 1
Horicon Cityview Proposed Residential Project
Unit Types and Values

Project	# of Units	Avg Value	Total Value
Phase 1			
Duplexes	10	\$220,000	\$2,200,000
Small Homes	6	\$225,000	\$1,350,000
Large Homes	5	\$250,000	\$1,250,000
Apartments	36	\$80,000	\$2,880,000
Subtotal	57		\$7,680,000
Phase 2			
Small Homes	8	\$225,000	\$1,800,000
Large Homes	17	\$250,000	\$4,250,000
Subtotal	25		\$6,050,000
Grand Totals	82		\$13,730,000



City of Horicon
Preliminary Estimate of Cost
Cityview Development 2021

Project Description / Scope of Work Date 1/18/22

West & North Side Residential Development in Two Phases
San Sewer, Watermain and Street Extensions, with Stormwater Management
Street Section is Horicon Std 37' B/B Curb & Gutter with Sidewalk both sides

Phase 1 - Eastside

Street extension of Cityview Blvd and east to twin cul-de-sacs

1,300 LF Street Extension Length

San sewer lift station will be required pumping pipe stub at Bogda Dr

Street storm sewer is directed to filtering swale and new storm pond on east P/L

Estimated Utility Quantities and Costs

Quantity	Unit	Item	Unit Cost	Item Cost
1,460	LF	8" San Sewer & Multi Fam Svc	\$45.00	\$65,700
805	LF	6" San Sewer Lateral	\$45.00	\$36,225
6	EA	Sanitary Sewer Manhole	\$3,500.00	\$21,000
655	LF	4" San Sewer Forcemain	\$30.00	\$19,650
1,740	LF	Rock Removal (San Sewer)	\$55.00	\$95,700
910	LF	Granular Backfill (San Sewer)	\$22.00	\$20,020
1	LS	Duplex Lift Station & Controls		\$180,000
1	LS	Construction Dewatering (Lift Sta)		\$35,000
1	LS	Lift Station Sitework		\$12,000
1	LS	Standby Power System		\$45,000
1,000	LF	8" Watermain	\$45.00	\$45,000
345	LF	6" Watermain	\$55.00	\$18,975
2	EA	8" Gate Valve and Box	\$1,800.00	\$3,600
5	EA	6" Gate Valve and Box	\$1,500.00	\$7,500
3	EA	Hydrant	\$4,500.00	\$13,500
805	LF	Water Service lateral, 1-1/4"	\$55.00	\$44,275
23	EA	Water Service Fittings	\$725.00	\$16,675
2	EA	Connection to Exist W-Main	\$1,600.00	\$3,200
410	LF	Rock Removal (Watermain)	\$55.00	\$22,550
860	LF	Granular Backfill (W-Main)	\$14.00	\$12,040
825	LF	12" Storm Sewer	\$45.00	\$37,125
11	EA	Storm Curb Inlets	\$1,800.00	\$19,800
3	EA	Storm Sewer Manhole	\$2,000.00	\$6,000
330	LF	Granular Backfill (Storm Sewer)	\$10.00	\$3,300
1	LS	Unclassified Excavation & Disposal		\$65,000
		Engineering & Contingencies		\$127,325.25
		Estimated Phase 1 Costs		\$976,160

Phase 1 - Eastside

Street extension of Cityview Blvd and east to twin cul-de-sacs

1,300 LF Street Extension Length

San sewer lift station will be required pumping pipe stub at Bogda Dr

Street storm sewer is directed to filtering swale and new storm pond on east P/L

Estimated Street Quantities and Costs

Quantity	Unit	Item	Unit Cost	Item Cost
910	CY	EBS & SubBase Material	\$30.00	\$27,300
6,850	SY	SubBase Course 8"	\$5.50	\$37,675
6,850	SY	Base Aggregate Dense 4"	\$3.50	\$23,975
1,400	TN	HMA Pavement 4"	\$68.00	\$95,200
2,600	LF	Concrete Curb & Gutter 30"	\$12.00	\$31,200
3,900	SF	Concrete Driveway Apron 6"	\$7.00	\$27,300
10,050	SF	Concrete Sidewalk 4"	\$6.50	\$65,325
6	EA	Detectable Warning Fields	\$300.00	\$1,800
3,700	SY	Topsoil Seeding and Mulch	\$5.00	\$18,500
1	LS	Construction Erosion Control		\$3,800
1	LS	Geotechnical Borings & Report		\$4,000
		Engineering & Contingencies		\$50,411.25
Estimated Phase 1 Costs				\$386,486

Phase 1 - Stormwater Facilities

Provide Grass Filtration Swale (street to pond around multi family parcel)

Permanent Pool Pond at site low point and RR culvert outlet

Stormwater Management Facilities must accommodate runoff from the existing

Cityview Development north of and fronting Horicon Street in terms of quantity

Stormwater quality code requirements apply to Proposed Phases 1 and 2

Shallow Bedrock will exempt site from code infiltration requirements

Stormwater Management Quantities

Quantity	Unit	Item	Unit Cost	Item Cost
1	LS	Unclassified Excavation & Disposal		\$80,000
2,000	SY	Erosion Mat (for Swales)	\$2.00	\$4,000
2,000	SY	Topsoil & Seeding (for Swales)	\$4.50	\$9,000
2,100	CY	Rock Removal	\$22.00	\$46,200
1	LS	Dewatering		\$25,000
1	LS	Pond Liner, Fabric, and Soil Cover		\$66,000
1	LS	Pond Overflow Structure		\$4,000
350	SY	Light Rip Rap on Fabric	\$35.00	\$12,250
1	LS	Outlet Connections		\$5,000
2,200	SY	Erosion Mat (Pond Perimeter)	\$2.00	\$4,400
3,520	EA	Topsoil & Seeding (Pond Perimeter)	\$4.00	\$14,080
1	LS	Construction Erosion Control		\$3,500
1	LS	Pond Geotechnical Services		\$2,500
		Engineering & Contingencies		\$41,390
Stormwater Management Costs				\$317,320

Phase 2 - Westside

Street extension running north of Horicon St (2018 ext.)

Temp Cul-de-Sac to be provided on west parcel line

1,270 LF Street Extension Length

Stormwater is directed to existing city storm sewer which flows to the area of the Proposed Stormwater Pond east of Phase 1 at NE cor Cityview Development

Estimated Utility Quantities and Costs

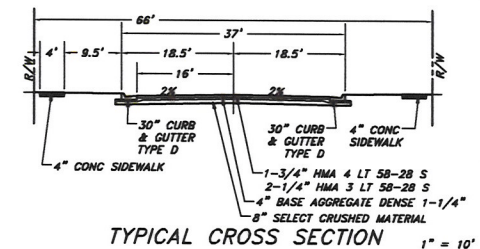
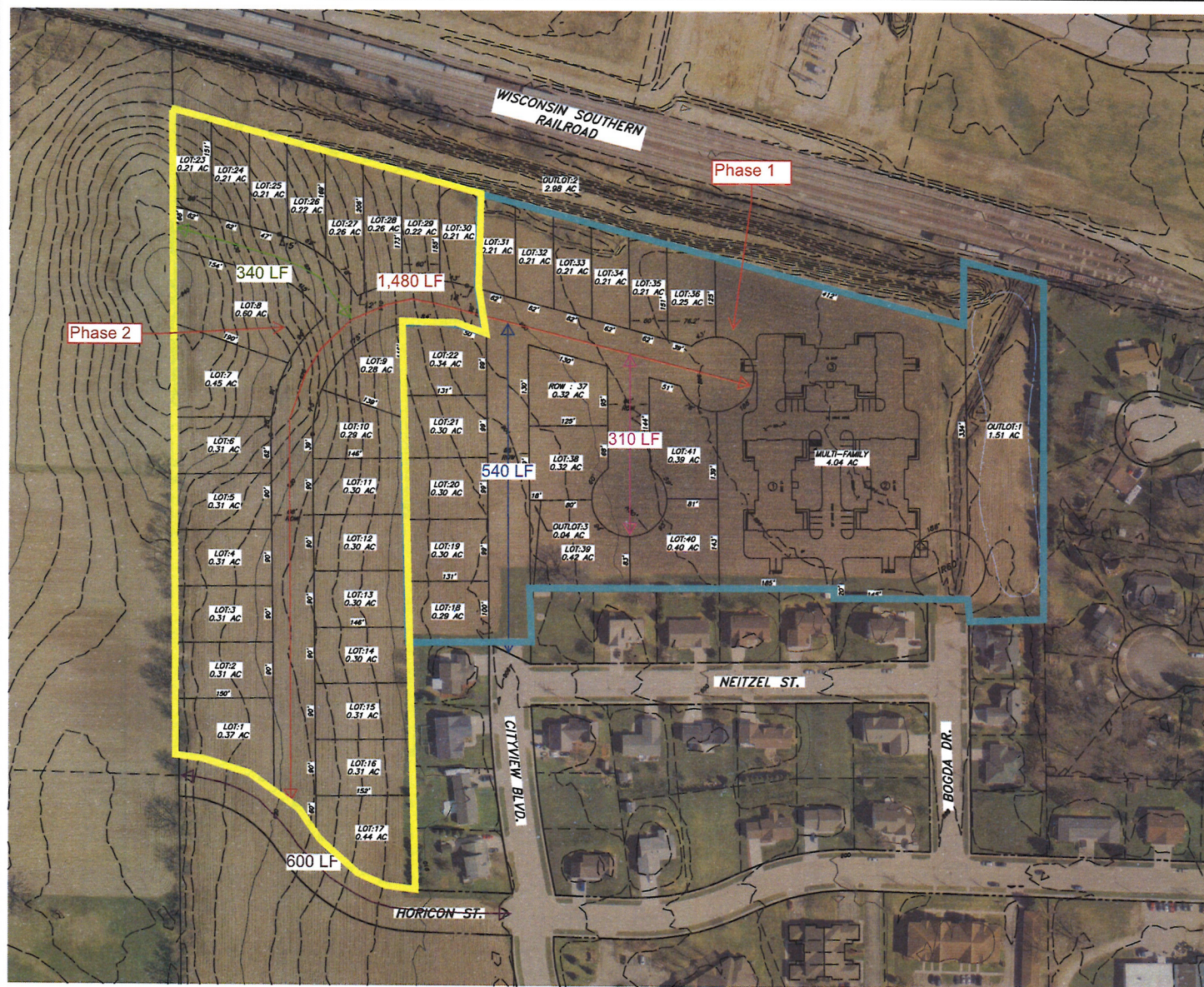
Quantity	Unit	Item	Unit Cost	Item Cost
1,170	LF	8" San Sewer	\$45.00	\$52,650
805	LF	6" San Sewer Lateral	\$45.00	\$36,225
5	EA	San Sewer Manhole	\$3,500.00	\$17,500
220	LF	Rock Removal (San Sewer)	\$55.00	\$12,100
800	LF	Granular Backfill (San Sewer)	\$22.00	\$17,600
1,110	LF	8" Watermain	\$45.00	\$49,950
7	EA	8" Gate Valve and Box	\$1,800.00	\$12,600
4	EA	Hydrant	\$4,500.00	\$18,000
805	LF	Water Service lateral, 1-1/4"	\$55.00	\$44,275
23	EA	Water Service Fittings	\$725.00	\$16,675
1	EA	Connection to Exist W-Main	\$1,600.00	\$1,600
220	LF	Rock Removal (Watermain)	\$55.00	\$12,100
780	LF	Granular Backfill (W-Main)	\$14.00	\$10,920
980	LF	12" Storm Sewer	\$45.00	\$44,100
9	EA	Storm Curb Inlets	\$1,800.00	\$16,200
4	EA	Storm Sewer Manhole	\$2,000.00	\$8,000
390	LF	Granular Backfill (Storm Sewer)	\$10.00	\$3,900
1	LS	Unclassified Excavation & Disposal		\$55,000
		Engineering & Contingencies		\$64,409
Estimated Phase 2 Costs				\$493,804

Phase 2 - Westside

Estimated Street Quantities and Costs

Quantity	Unit	Item	Unit Cost	Item Cost
800	CY	EBS & SubBase Material	\$30.00	\$24,000
6,000	SY	SubBase Course 8"	\$5.50	\$33,000
6,000	SY	Base Aggregate Dense 4"	\$3.50	\$21,000
1,200	TN	HMA Pavement 4"	\$68.00	\$81,600
2,540	LF	Concrete Curb & Gutter 30"	\$12.00	\$30,480
3,870	SF	Concrete Driveway Apron 6"	\$7.00	\$27,090
9,800	SF	Concrete Sidewalk 4"	\$6.50	\$63,700
4	EA	Detectable Warning Fields	\$300.00	\$1,200
3,550	SY	Topsoil Seeding and Mulch	\$5.00	\$17,750
1		Construction Erosion Control		\$5,500
1		Geotechnical Borings & Report		\$4,000
		Engineering & Contingencies		\$46,398
Estimated Phase 2 Costs				\$355,718





- LOTS 1-22**
- MEET STANDARDS FOR R-1 RESIDENTIAL DEVELOPMENT
- LOTS 23-36**
- 60' WIDE NON-COMPLIANT LOTS
 - WILL REQUIRE A PLANNED UNIT DEVELOPMENT
- LOTS 37-41**
- MEET CONDITIONAL STANDARD FOR R-1 RESIDENTIAL DEVELOPMENT FOR TWO FAMILY DWELLINGS
- MULTI-FAMILY PARCEL**
- MEETS STANDARD FOR R-2 RESIDENTIAL DISTRICT FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT

0 40 80
SCALE

Total Roadway = 3,240 LF

REVISED 8/31/21

SCALE : 1" = 80'

PROJECT : #1000.0000	DATE : 8/20/21	DRAWN BY : ANW
		APPROVED BY : BMD

CITY OF HORICON, WISCONSIN
CITYVIEW SUBDIVISION
DEVELOPMENT
EXHIBIT #1

KUNKEL
engineering
group
107 Parallel Street
Beaver Dam, WI 53016
(608) 888-9447
Fax: (608) 888-9454

CITYVIEW SUBDIVISION

SHEET 1 OF 1



HORICON BANK

The Natural Choice®

January 19, 2022

Russell Kottke, Chair
Dodge County Board
127 East Oak Street
Juneau, WI 53039

Dear Russ,

Horicon Bank expresses strong support for the City of Horicon's request for Dodge County to use \$1.3 million of American Rescue Plan Act (ARPA) funds for the build-out of the Cityview residential subdivision. This development project is ready to meet housing needs within both Horicon and Dodge County. New residential units at Cityview will help create turnover of the local housing stock, provide over 80 new units at prices consistent with area wages, grow the local and county tax base, and help local employers fill staffing shortages.

Our bank has about 76 employees now working in Horicon, but only 20 live within the community itself. With an addition of 80-plus residential units opening during the next two years, we expect that more of our staff will be able to live here.

We support the Horicon Cityview project and the mutual benefits it will create for Dodge County. We kindly ask your Board of Supervisors to support this impactful and timely residential project with a \$1.3 million allocation of your ARPA funds to help construct the infrastructure at Cityview.

Sincerely,

Frederick F. Schwertfeger
President



Horicon Community Development Corporation • Post Office Box 73 • Horicon, Wisconsin 53032 • (414) 485-4701

Russell Kottke, Chair
Dodge County Board
127 East Oak Street
Juneau, WI 53039

January 18, 2022

Mr. Kottke,

I am writing to express my strong support for the City of Horicon's ARPA funding request for assistance with the build-out of the Cityview residential subdivision. The project is a key component addressing the housing need within both Horicon and Dodge County. The new housing units will help create turnover in the local housing stock, provide new opportunities for quality housing at prices consistent with area wages, grow the local and county tax base, and help local employers fill staffing shortages. Dodge County's funding is a critical component that will ensure the project will come to fruition and provide the benefits as indicated above.

HCDC (Horicon Community Development Corporation) has been a partner with the City of Horicon for many years on various projects to help foster economic development within the community. In fact, the HCDC was the original developers of the city view subdivision.

I believe in this project and the mutual benefits it will create for the community and region overall. It is important that we take advantage of this opportunity with all available resources to bring much needed new housing units to the City of Horicon.

Sincerely,

David Konrath
President, Horicon Community Development Corporation



Making Horicon a better place to live

January 19, 2022

Russell Kottke, Chair
Dodge County Board
127 East Oak Street
Juneau, WI 53039

Dear Mr. Kottke,

I am writing to express my strong support for the City of Horicon's ARPA funding request for assistance with the build-out of the Cityview residential subdivision. The project is a key component addressing the housing need within both Horicon and Dodge County. The new housing units will help create turnover in the local housing stock, provide new opportunities for quality housing at prices consistent with area wages, grow the local and county tax base, and help local employers fill staffing shortages. Dodge County's funding is a critical component that will ensure this project will come to fruition and provide the benefits as indicated above.

The Horicon Phoenix Program has been a partner with the City of Horicon for many years on various projects to help foster economic development within the community. We believe this project would provide a critical economic opportunity for individual workers and their families, affecting current and future workers, employers, our community, and Dodge County.

We support the project and the mutual benefits it will create for the community and region overall. It is important that we take advantage of this opportunity with all available resources to bring much needed new housing units to the City of Horicon.

We look forward to continuing to be involved in this project as it moves forward.

Sincerely,

Christine Schmitz, President

A handwritten signature in black ink, appearing to read "Christine Schmitz".

Liz Darner, Executive Director

A handwritten signature in black ink, appearing to read "Liz Darner".



Russell Kottke, Chair
Dodge County Board
127 East Oak Street
Juneau, WI 53039

Dear Mr. Kottke,

I am writing to express my strong support for the City of Horicon's ARPA funding request for assistance with the build-out of the Cityview residential subdivision. The project is a key component addressing the housing need within both Horicon and Dodge County. The new housing units will help create turnover in the local housing stock, provide new opportunities for quality housing at prices consistent with area wages, grow the local and county tax base, and help local employers fill staffing shortages. Dodge County's funding is a critical component that will ensure this project will come to fruition and provide the benefits as indicated above.

Kreilkamp Trucking Inc has been a partner with the City of Horicon for many years on various projects to help foster economic development within the community. I feel this will be a great benefit to us, as this project will supply affordable housing in the City of Horicon. This will help us attract and retain good quality employees.

We support the project and the mutual benefits it will create for the community and region overall. It is important that we take advantage of this opportunity with all available resources to bring much needed new housing units to the City of Horicon.

We look forward to continuing to be involved in this project as it moves forward.

Sincerely,

Tim Kreilkamp

Tim Kreilkamp
President

NICOLET LUMBER COMPANY, INC.

4050 Nicolet Road
Green Bay, WI 54311
(920) 866-2629

January 13, 2022

Mr. Jim Grigg, Mayor
Ms. Kristen Jacobson, Clerk/Treasurer
City of Horicon
404 E. Lake Street
Horicon, WI 53032

Re: 36 Unit Multi-Family Housing Development
4.04 Acre Lot in Addition to Cityview Subdivision
City of Horicon, Wisconsin

Dear Mayor Jim Gregg and Clerk/Treasurer Kristen Jacobson:

Nicolet Lumber Company ("NLC") has been asked to submit a letter that confirms its commitment to constructing a 36 unit multi-family housing project on a 4.04 acre lot in the City of Horicon's TID District #4.

The units will be upscale quality with two bedroom two bath units with a single stall one car attached garage plus one additional outside parking stall. The units will be affordable market rate rental units. The 36 unit multi-family housing project will be constructed in general compliance with the attached Preliminary Site Plan dated 10/12/21, provided in Attachment "A".

NLC has an accepted offer to purchase the lot from the Developer of the subdivision and is hereby committing to the following providing the City/Developer fulfills their commitments as enumerated below.

NLC commits to:

- Purchasing the property and entering into a Development Agreement with the City.
- Constructing the 36 unit multi-family development with an assessed value of at least \$2.88 million dollars this year for occupancy in the Spring of 2023.
- NLC has engaged their consultant to obtain all permits and approvals to start construction of the project on, or around, May 1, 2022.

City/Developer commit to:

- Creating the 4.04 acre lot zoned appropriately for the multi-family housing project.
- Issuing the required permits and approvals for the project.
- Providing TIF Assistance to NLC that makes the project make economic sense to construct it this year.

Mr. Jim Grigg, Mayor
Ms. Kristen Jacobson, Clerk/Treasurer
January 13, 2022
Page 2

NLC looks forward to working with the City of Horicon and the Developer in the upcoming months to clear-the-way for construction to start this Spring.

If anyone has any questions, please do not hesitate to contact me at your convenience.

Very truly yours,

Nicolet Lumber Company, Inc.

Jon Hermans, President

Attachment:

Attachment "A" – Preliminary Site Plan dated 10/12/21

SCHOOL DISTRICT OF HORICON

Home of the Marshmen

Russell Kottke, Chair
Dodge County Board
127 East Oak Street
Juneau, WI 53039

Dear Mr. Kottke,

January 17, 2022

I am writing to express my strong support for the City of Horicon's ARPA funding request for assistance with the build-out of the Cityview residential subdivision. The project is a key component addressing the housing need within both Horicon and Dodge County. The new housing units will help create turnover in the local housing stock, provide new opportunities for quality housing at prices consistent with area wages, grow the local and county tax base, and help local employers fill staffing shortages. Dodge County's funding is a critical component that will ensure this project will come to fruition and provide the benefits as indicated above. Personally, I live near this neighborhood and I welcome the new development.

The School District of Horicon has been a partner with the City of Horicon for as long as we both have existed. The success of one entity coincides with the success of the other. We have worked together on various projects to help foster economic development and housing within the community. The Horicon community supported the passing of a referendum to construct a new school campus in 2018 and moved into in 2020. The School District of Horicon continues to benefit from this development with a 75+ student enrollment increase in the past year. The message I consistently hear from people who are looking to join our school district and community is the need for family housing. Supporting this effort to develop in the Cityview residential area will positively impact both the school and city. We built the school with growth in mind and we would embrace this project.

We support the project and the mutual benefits it will create for the community and region overall. It is important that we take advantage of this opportunity with all available resources to bring much needed new housing units to the City of Horicon.

We look forward to continuing to be involved in this project as it moves forward.

Sincerely,



Rich Appel
Superintendent of Schools
School District of Horicon
920-485-2898

SURE-FIRE, INC.

Celebrating 75 Years 1947-2022

617 Washington Street, P.O. Box 191
Horicon, Wisconsin 53032
Office (920) 485-4883
Fax (920) 485-4075
www.SureFireInc.com

Russell Kottke, Chair
Dodge County Board
127 East Oak Street
Juneau, WI 53039

Dear Mr. Kottke,

I am writing to express our strong support for the City of Horicon's ARPA funding request for assistance with the build-out of the Cityview residential subdivision. The project is a key component addressing the housing need within both Horicon and Dodge County. The new housing units will help create turnover in the local housing stock, provide new opportunities for quality housing at prices consistent with area wages, grow the local and county tax base, and help local employers like Sure-Fire fill staffing shortages. Dodge County's funding is a critical component that will ensure this project will come to fruition and provide the benefits as indicated above.

Sure-Fire has been a partner with the City of Horicon for many years on various projects to help foster economic development within the community, including our recent office and shop renovation. We draw the majority of our employees from the City of Horicon and therefore hope that a project such as this would help us fill our multiple open positions with talented people who would be interested in such a subdivision.

We support the project and the mutual benefits it will create for the community and region overall. It is important that we take advantage of this opportunity with all available resources to bring much needed new housing units to the City of Horicon.

We look forward to continuing to be involved in this project as it moves forward. Thank you for your consideration, and please let us know if you have any questions.

Sincerely,



Casey Malesevich
President

VALIDO HOMES

January 17, 2022

Mayor Jim Grigg
City of Horicon
404 E Lake Street
Horicon, WI 53032

Re: Cityview Development, Horicon, WI

Dear Mayor Grigg,

We are extremely excited to convey our interest in proceeding forward with the Cityview Development as soon as possible in 2022. Horicon is a market that we've been looking into for a few years now but have been unable to locate a financially feasible option. Hence our excitement once we found this property and were able to come to a contractual agreement with the owner. Coupling that with the City of Horicon's willingness to work with us on its development has us anxious to get started as soon as we can!

The city of Horicon hasn't had any new residential subdivisions in quite some time therefore we feel there is a bit of pent up demand that we hopefully can tap into with the correct product and pricing. This development should allow us to offer a variety of housing options to various segments of the market. We are optimistic in its future success and will be able to build as fast as the market allows.

We cannot stress enough how important it is within this market to have City participation. But for financial assistance on this project we would not be able to move forward. The cost of infrastructure is just too great for this project to bear in order to make the homes affordable to the community. We specifically targeted this property as we were aware that it is located within a TIF district and when fully built out we hope to add in upwards of \$14 million in new increment to the City. We are grateful for yours and the City's efforts thus far and truly feel that this public/private partnership will result in a development that all will be proud of for years to come.

Please feel free to contact me with any questions that you may have and we look forward to continuing this process to its successful development.

Regards,



James A. Hartung
Valido Homes, Inc.
President



MARSHLAND PHARMACIES, INC

700 WASHINGTON ST. HORICON, WI 53032
TEL 920-485-3400 – FAX 920-485-3409

Russell Kottke, Chair
Dodge County Board
127 East Oak Street
Juneau, WI 53039

Dear Mr. Kottke,

I am writing to express my strong support for the City of Horicon's ARPA funding request for assistance with the build-out of the Cityview residential subdivision. The project is a key component addressing the housing need within both Horicon and Dodge County. The new housing units will help create turnover in the local housing stock, provide new opportunities for quality housing at prices consistent with area wages, grow the local and county tax base, and help local employers fill staffing shortages. Dodge County's funding is a critical component that will ensure this project will come to fruition and provide the benefits as indicated above.

Marshland Pharmacy has been a partner with the City of Horicon for many years on various projects to help foster economic development within the community. We believe the increased development will increase our patient population.

We support the project and the mutual benefits it will create for the community and region overall. It is important that we take advantage of this opportunity with all available resources to bring much needed new housing units to the City of Horicon.

We look forward to continuing to be involved in this project as it moves forward.

Sincerely,

Erica Rodd, PharmD RPh
Pharmacy Manager