



HEINRICH'S DEVELOPMENT GROUP

Developing a Relationship | Earning Your Trust

702 N. High Point Road | Madison, WI 53717

PROJECT NARRATIVE

Reinen Land

Current Land Owner: Steve & Karen Reinen

Land Size: Approximately 35 acres +/-

Location: Sunset Drive (see attachment)

Project Goals: In July of 2013 Tony Heinrichs of Heinrichs Development Group, entered into an agreement with Steve and Karen Reinen, with the shared vision of developing a high end residential neighborhood. As the real estate market conditions have improved, along with the Town and City of Verona reaching a Boundary Agreement, we feel the time is right to seek the necessary approvals. It is our intent to work directly with the governing bodies, so we can create a neighborhood that meets current regulations and provides a product that we feel has a strong demand in the market place.

Property Features:

- Heavily wooded
- Rolling elevations
- Close to Dane County Dog Park
- Close to Ice Age Trail System

Design Features: Given the characteristics of this parcel, we feel that the current lot size of 2 acres will accommodate for a house, tree and kettle preservation and also provide ample space for private well and septic, along with storm water infiltration that will drain back into the ground water aquifer. There will be little to no visual impact from Sunset Drive. The plan also calls for stubbed streets which is good for long term planning and future road connections. Lastly it is our intent to work with the Ice Age Trail Alliance in extending their current trail system.

Neighborhood Summary: This property is located in Area C (per the City & Town Boundary Agreement) It should also be noted that the City of Fitchburg currently has ETJ (extra territorial jurisdiction) over this parcel, which is why we have chosen the route of a Condominium Plat. We feel that our current design and location is meeting the town's goals and objectives and fits into the spirit and character of rural living within the Town of Verona.



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REINEN LAND Town of Verona

SUBMITTAL REQUIREMENTS / TIMING

Item #8

Developers Past Projects;

Gateway Estates / Verona
Badger Prairie / Verona
Kettle Creek / Verona
Hawthorne Hills / Verona
6th Addition East View Heights / Verona
Westridge Estates / Verona
Scenic Ridge / Verona (sold plat to Brian McKee)
Kettle Creek North / Verona
Alpine Meadows / Oregon
Nordic Ridge / Stoughton
Hawks Valley / Madison
Fahey Fields / Fitchburg

People who worked with the developer:

Park Bank CEO: Jim Hagenbarth work 278-2870
Park Bank Senior VP: Darwin Lynde work 278-2850
Stark Realty Owner: Dave Stark work 256-9011
Preferred Title Co-owner: Chad Armstrong work 271-2020
Parisi Road Construction Owner: Jeff Parisi cell 358-3900
D'Onofrio Kottke Engineer Co-owner: Ron Klaas work 833-7530
Wegner CPA's Co-owner: Pete Oettinger work 274-4020
Murphy Desmond Law Firm: Vern Jesse work 268-5580
David Fahey 5th generation land owner Fitchburg home: 274-3517
*George Brown 4th generation land owner Verona home: 845-6940