

Bank of Milton

Your locally owned
independent
hometown bank

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September 2, 2016

City of Milton
Attn: Alan Hulick, City Administrator
710 S. Janesville St.
Milton WI 53563

Dear Alan,

I am sending you this letter to confirm that the Bank of Milton has approved financing for Nathan S. Rogers and Kevin S. Roger of Milton WI to purchase the property known as Hammil Farm Center located at 1115 E. High Street, Milton WI. The purpose of this financing proposal from the Bank of Milton also includes financing for the construction of multiple commercial buildings on this property, which will be used by Badger State Maintenance LLC and commercial tenant rentals for other independent commercial vendors from the Milton community. This financing package will cover two phases. The first phase of this project would be to build a commercial office building of 9,417 sq. ft., which will be operated by Badger State Maintenance LLC. The other portion of this project would be to construct 6 commercial duplex buildings, which will be 2,500 sq. ft. each. The final portion of this phase I construction project will be to finance site work, asphalt work, curb and gutter, fencing, lighting for the parking lots, etc.

Should you have any other questions regarding this loan commitment from the Bank of Milton, please feel free to contact me at (608) 868-7672.

Sincerely,



Dan Honold
President

9/5/2016

Kevin Rogers
3807 E. Jacobs Dr
Milton, WI 53563

Nate Rogers
5303 W. Rotamer Rd
Milton, WI 53563

To: City of Milton Planning Commission

Re: Nate and Kevin Rogers request to Rezone 1115 E. High St Milton to PUD

Good Afternoon,

Nate and Kevin Rogers currently have the property at 1115 E. High St Milton under contract to purchase. We are asking the Planning Commission members to recommend to Council our request to rezone the property to PUD to allow Badger State Maintenance to operate its business in a newly constructed building on this site. In addition, a series of contractor or small business suites will be constructed in a two phase development.

In 2008, Nate Rogers started a small business called Badger State Maintenance. For 3 years the business operated out of his parent's driveway due to the difficulty in finding affordable space to lease. In 2011 he found an affordable option to lease a building in the Milton Industrial Park. Once Badger State Maintenance moved to a building with an address, an office and visibility to the public the business started to grow. The first year business increased by 60% and continues to grow annually.

Badger State Maintenance has 12 full time employees. Half of them live within the Milton community. Several own homes within the City or Township, they shop locally and their children attend Milton Schools.

We are proposing to offer the same opportunity to small business owners that currently operate out of their homes, garages or basement. These small business suites will offer an affordable option within the Milton Community.

Nate and Kevin Rogers plan to own, manage and maintain the proposed site. The current construction plan is based on a two phase development. The first phase will include the 9,400 SF Badger State Maintenance building as well as (6) small business suite buildings. Construction would begin late 2016 with a construction schedule to have Phase 1 completed by end of 2017.

Thank You for your Consideration,

Nate and Kevin Rogers
Badgerstatemaintenance.com

