

For Immediate Release:

October 7, 2024

Contact:

Julia Waterbury

847.692.8718

jwaterbury@mcshane.com

**McShane Construction Completes The Derby Apartments in
Madison, Wisconsin**



Project Highlights:

- Affordable Housing
- 70 Units
- 2,600 Square Feet of Amenity Space
- 1,100 Square Feet of Office Space
- Underground Parking Garage
- Enterprise Green Communities

The Derby provides 70 affordable apartments and 1,100 square feet of ground-floor office space.

Madison, Wisconsin – Construction is completed at [The Derby](#) in Madison, Wisconsin. [McShane Construction Company](#) provided design-assist construction services on behalf of repeat client [Lincoln Avenue Communities](#).

The affordable housing community integrates 70 apartments and 1,100 square feet of ground-floor office space for a local community group.

“We’re proud to deliver this beautiful development for Lincoln Avenue Communities,” commented Alison Gorham, Vice President & Director of Wisconsin Operations. “The Derby integrates luxury finishes and great amenities that make the residence a fantastic option for those seeking affordable housing in Madison.”

Units are offered with one to three bedrooms and boast stainless steel kitchen appliances, shaker-style cabinets, granite countertops, luxury vinyl plank flooring, and in-unit washers and dryers. First-floor units offer private patios, and units on floors two through four have private balconies. Fourteen of the units meet Wisconsin Housing and Economic Development Authority (WHEDA) accessibility requirements.

“Lincoln Avenue Communities is thrilled to again partner with McShane Construction,” said Kevin McDonell, LAC Vice President and Regional Project Partner. “We can’t thank McShane enough for delivering such high-quality, affordable homes for Madison residents.”

The building boasts 2,600 square feet of amenity space including a common area with a full kitchen, a fitness room, a shared laundry room, outdoor gathering space, a kids’ play place and playground, and a dog park. The first-floor office suite incorporates three private offices, a conference room, community service facility, classroom, and a reception and work area.

Designed by [Knothe & Bruce Architects](#), the building features four stories of wood frame construction atop an underground precast parking garage. The exterior façade combines composite lap and panel siding with brick veneer.

The project is Enterprise Green Communities Certified and integrates Energy Star rated appliances and a full solar array system on the roof to power the common areas.

About McShane Construction Company

Established in 1984, McShane Construction is a national award-winning general contractor that provides design-build and build-to-suit construction services for the multi-family, industrial, commercial, health & fitness, and institutional markets. A female-owned and led business, McShane is headquartered in Rosemont, IL, with regional offices in Madison, WI, Auburn, AL, Irvine, CA, Nashville, TN, and Phoenix, AZ. For more information, visit the firm’s website at www.mcshaneconstruction.com.

About LAC

Lincoln Avenue Communities (LAC) is one of the nation's fastest-growing developers, investors, and operators of affordable and workforce housing, providing high-quality, sustainable homes for lower- and moderate-income individuals, seniors, and families nationwide. A subsidiary of Lincoln Avenue Capital, LAC is a mission-driven organization with a presence in 28 states and a portfolio of 155 properties comprising 27,000+ units.