Forest Grove Cottages

Part of the ***HOMES*** initiative

2202 Odanah Rd N
Hurley, WI 54534

Forest Grove Cottages is a 40-unit multifamily, workforce housing community offering 1-, 2-, and 3-bedroom cottage-style apartment homes affordable to households between 30%-60% AMI.

WHEDA

The project was a successful recipient of a 4% LIHTC award from WHEDA, resulting in equity investment by Cinnaire.

cinnaire®
ADVANCING COMMUNITIES

Northwood Technical College

Impact Seven has collaborated with Northwood Technical College to also offer a ***Workforce Accelerator*** classroom in the community building and additional space on-site for mobile labs to provide much needed workforce training.

Project Site: 14.78+/- acres

Purchased from
Iron County Resource Development Asssoc.

Investment by
cinnaire®
ADVANCING COMMUNITIES

Project Budget and Investment
$16,944,723

Projected Total Economic Impact
$27,170,000

ImpactSeven.org
715.434.1717

Leasing Inquiries Call
1.800.988.9123 Ext 2

impact seven

NeighborWorks® CHARTERED MEMBER

Hurley, WI

Forest Grove Cottages

impact seven

2961 Decker Drive, Rice Lake, WI 54868
715.434.1717 | impact@impactseven.org

NeighborWorks® CHARTERED MEMBER

The Concept

Northern Wisconsin has long needed **quality affordable housing** as well as **more skilled workers**. In 2022, **Impact Seven** was a sub-grantee of a **Workforce Innovation Grant** by **Northwood Technical College,** for the purpose of addressing this issue. Together, a concept was developed to bring affordable housing developments to **three communities**, while using the community space in the development as a "**Workforce Accelerator**," which allows the housing community to be a host site for mobile labs and other training. The Workforce Innovation Grant provided an important component of the **equity for the housing side** of the project along with funds needed to **acquire and develop mobile, advanced manufacturing training**. The projects will provide **40 units of affordable housing** in three different communities, while leveraging the infrastructure to support mobile training solutions. Thus, was born the **Housing Opportunity and Mobile Education Solutions**, or **HOMES**.

The Process

Three communities were eventually identified. These included Hurley, Hayward and St. Croix Falls.

In **Hurley**, a vacant parcel was located on the west side of Hurley, a little over a quarter of mile north of Hwy 77. An agreement was made for the purchase of 14 acres of Iron County Resource Development Association land in the City of Hurley for the construction of this much-needed housing.

Impact Seven then applied for and received commitment for an allocation of 4% non-competitive bond low-income housing tax credits through **Wisconsin Housing Economic Development Authority (WHEDA)**. In turn, **Cinnaire** partnered as the tax credit equity investor and additional soft funds were secured including: **Wisconsin's Department of Administration HOME Funds, Capital Magnet Funds, Housing Trust Funds and HUD Community Project Funds by way of a federal earmark proposed by Senator Tammy Baldwin**.

The Results

During mid July 2025, the closing for the financing of the Forest Grove Cottages project was successfully completed and construction work commenced.

Greenfire Construction, a subsidiary of Potawatomi Ventures, is contracted to complete the construction of the affordable housing development. **This $16.9 million project is anticipated to have a total economic impact of $27,170,000**.

This multifamily community will feature six 6-unit buildings and one 4-unit building along with a community building. There will be 40 units of 1-, 2-, and 3-bedroom cottage style apartments with private entry, attached garages, a private driveway and private patio. Each apartment home will also feature spacious floorplans and closets, LVT flooring, Energy Star appliances, in-

unit washer and dryer, central air and more. **These cottages will be available to qualified households in the 30%, 50% and 60% area median income brackets with rents ranging from $412-$1225 per month**. **rents subject to change*

The community building will be a social center for the development, offering a community room and patio, fitness center, computer center, pet wash parlor and the on-site property management rental office.

As part of the initiative to provide a "Workforce Accelerator" and bring hands-on workforce training to the community, **Northwood Technical College** will also offer classes in the community building's ***Workforce Accelerator*** classroom and via their outdoor **mobile training labs**. Offerings are expected to include training in **welding, advanced manufacturing and dental assistant** skills. Other services provided will be **GED schooling** as well as **virtual student services** like **financial aid and admissions advising**.

After nearly three years, with the support of and partnership of many, this $16,944,723 project, Forest Grove Cottages, will be constructed and meet the goal of bringing both quality affordable housing and workforce training to Hurley, WI, in an energy efficient manor, starting in the Summer of 2026!

Project Highlights

40 affordable apartment homes w/attached garages
- 1-, 2-, 3-bedroom w/ 1 and 2 baths
- Private entry, private driveway and private patio
- Energy Star appliances
- In-unit washer/dryer
- Kitchen island
- LVT flooring w/carpet in bedrooms
- Central air
- Utilities included: Water, sewer, trash removal

Community building
- On-site rental office and maintenance shop
- Community room w/lounge, kitchenette, computer
- Fitness center
- Community patio
- Pet wash parlor
- NTC Workforce Accelerator classroom
- Outdoor space/utilities for NTC mobile training labs

Achieving Wisconsin Green Built Home energy efficiency certification

Budget and Financing

Total Project Budget	**$16,944,723**
Sources of Financing	
WHEDA Tax Exempt Bond Financing – Permanent	$726,393
WHEDA – Housing Trust Funds	$1,487,550
WHEDA – Capital Magnet Funds	$231,000
Northwood Technical College Workforce Innovation Grant funds	$1,908,226
HUD Community Program Funds – Congressional Earmark	$1,925,000
WI DOA HOME funds	$1,050,000
Cinnaire – Tax Credit Equity	$6,677,024
Sponsor Loan	$2,243,081
Deferred Developer Fees	$696,349
GP Equity	$100
Total Project Sources of Financing	**$16,944,723**

1-, 2-, 3- Bedroom Floorplans

Mobile Welding

Locations Vary

The Mobile Welding Lab brings welding instruction to businesses and communities within Northwood Tech's district. Save travel time while training your employees in the latest welding industry practices.

Welding skills are taught in the mobile lab with a capacity for up to eight students. Print Reading and Applied Math are taught in a classroom such as a conference room at your facility or convenient location.

Training Options:
Choose the training that fits your needs including:

- Customized Training
- Welding Certificates (includes Print Reading-Welding Trades, Appied Math and Oxyfuel and Cutting Processes)
  - Shielded Metal Arc (SMAW)
  - Gas Metal Arc (GMAW)
  - Flux Cored Arc (FCAW)
  - Gas Tungsten Arc (FTAW)

CUSTOMIZED TRAINING:

Bringing Northwood Tech education and training to our communities.

Scan the QR-code for more information

Northwood Technical College

To learn more contact:

CustomizedTraining@NorthwoodTech.edu

NorthwoodTech.edu

Northwood Technical College does not discriminate on the basis of race, color, national origin, sex, disability, or age in its programs and activities. The following person has been designated to manage inquiries regarding the non-discrimination policies: Amanda Gohde, Associate Vice President, Talent & Culture; 1900 College Drive, Rice Lake, WI 54868; Amanda.Gohde@NorthwoodTech.edu; phone: 715.645.7042.

Northwood Technical College

Mobile Welding
Customized Training

Welding Training Options

Course	Description	Hours	Credits
Welding For Mechanics	Learn plasma cutting (PAC), oxy-fuel cutting (OFC), SMAW (Stick), GMAW (Mig), FCAW and/or GTAW (Tig) welding for applications related to general industry practices.	64	2
Oxyfuel and Cutting Processes	Learn the basics of cutting and gouging operations using common processes, techniques, and equipment. Applications in the use of carbon steel, stainless steel and aluminum are emphasized.	64	2
Print Reading – Welding Trades	Learn orthographic projection, sketching, dimensioning, section and auxiliary views, structural shape identification, weld symbols, welding symbol nomenclature, welded joint geometry, metric conversion and interpretation of fabrications from prints.	64	2
Applied Math	Learn practical applications of whole numbers, fractions, decimals, percent, proportion, and formula evaluation. Includes measurement, U.S. and metric systems of measurement and basic geometry.	64	2

	Course	Hours	Credits
Shielded Metal Arc Welding (stick welding): One of the most common types of welding. Economical and effective, stick welding is the most popular choice for home shops and is well suited to shop jobs and fieldwork. It produces strong welds, and works on most alloy metals – even dirty or rusty surfaces. Finished welds must be cleaned of slag (the residue from the flux) after welding. Generally limited to welding ferrous metals (metals that contain iron).	Shielded Metal Arc Welding 1	96	3
	Shielded Metal Arc Welding 2	64	2
	Shielded Metal Arc Welding 3	64	2

	Course	Hours	Credits
Gas Metal Arc Welding or MIG (metal inert gas) welding: MIG welding requires separate shielding gas but doesn't require chipping and cleaning slag as the stick welding process can. It also uses continuous wire feed as an electrode. These two differences make for a faster and easier welding experience.	Gas Metal Arc Welding 1	96	3
	Gas Metal Arc Welding 2	64	2
	Gas Metal Arc Welding 3	32	1

	Course	Hours	Credits
Flux Cored Arc Welding: Used for welding on steel, aluminum, and stainless steel. Some flux-core wires shield the arc from contamination without the need for an additional shielding gas. This feature makes flux-cored welding an excellent choice for outdoor use as it works effectively on dirty or rusty metals, creating a thick, reliable seam.	Flux Cored Arc Welding 1	64	2
	Flux Cored Arc Welding 2	64	2

	Course	Hours	Credits
Gas Tungsten Arc Welding or TIG (tungsten inert gas) welding: TIG welding requires significant operator skill but offers a level of precision that other welding machines can't. TIG welders require shielding gas but offer greater control and the ability to fine-tune the current with the use of an amperage foot pedal. Can be used on nearly all weldable metals, though is most often applied to stainless steel and light metals such as thin alloy steel, aluminum, magnesium, and copper alloys.	Gas Tungsten Arc Welding 1	64	2
	Gas Tungsten Arc Welding 2	64	2
	Gas Tungsten Arc Welding Stainless Steel Plate	32	Customized Training
	Gas Tungsten Arc Welding Stainless Steel Tube	32	Customized Training

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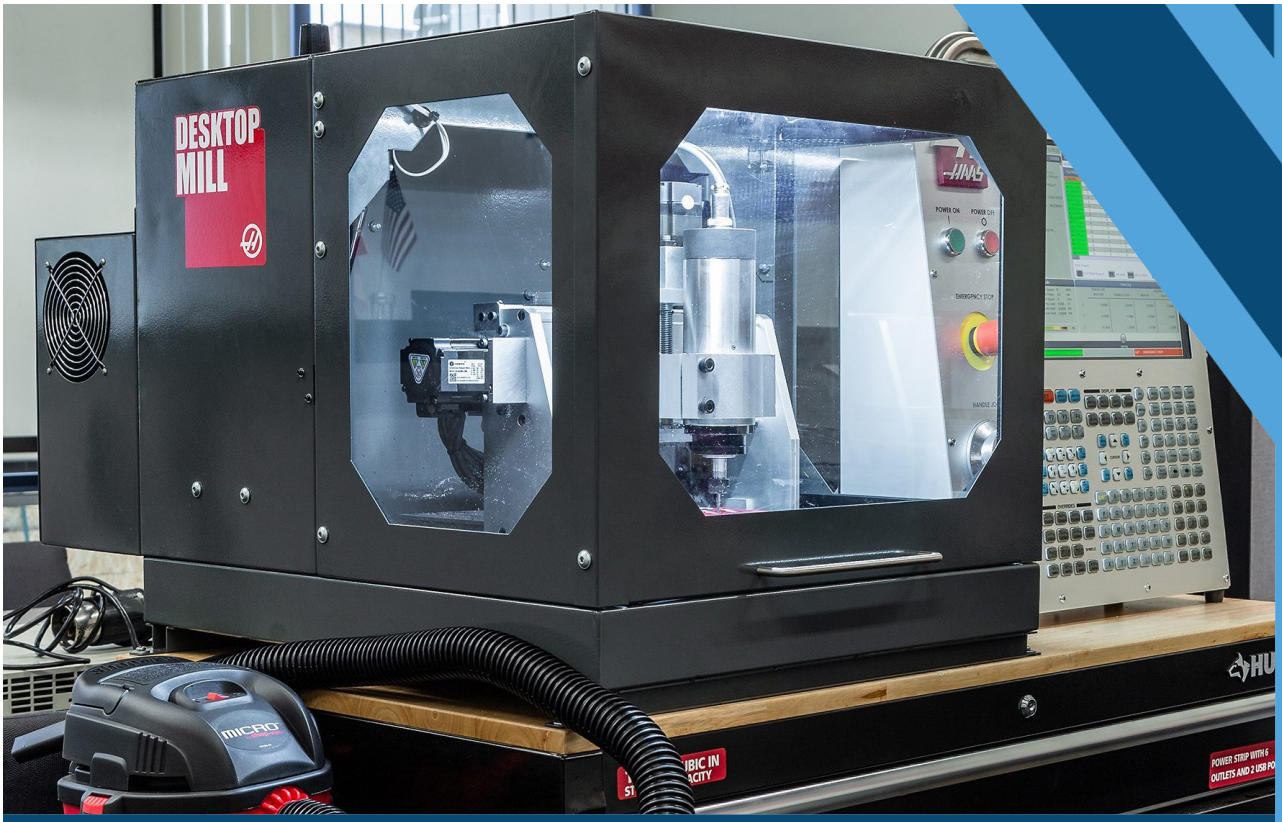
WISCONSIN ECONOMIC DEVELOPMENT

Restoring Employment through Support, Training, Outreach, Recruitment and Education (RESTORE) project is funded by the Wisconsin Department of Workforce Development and the Wisconsin Economic Development Council.

DWD Department of Workforce Development

Northwood Technical College is an Equal Opportunity/Access/AffirmativeAction/Veterans/Disability Employer and Educator.



Mobile Machine Tool

Customized Training

Northwood Technical College's mobile machine tool solutions offer customized training courses for businesses of all sizes. Our state-of-the-art equipment allows us to bring the training directly to your facility, so you can enhance your workforce's skills and efficiency without disrupting your operations.

Our courses are designed to meet the specific needs of your employees and can be tailored to your company's production goals. We are committed to equipping your team with the knowledge and expertise required to excel in the rapidly evolving manufacturing industry.

We offer a variety of flexible scheduling options and a wide range of courses, including:

Intro to Manufacturing

- Print Reading for Machine Trades
  - Print Reading Foundations
  - Interpreting Industrial Prints
  - Introduction to Geometric Dimensioning & Tolerancing (GD&T)
- Introduction to Measurement Tools
- Principles of Machining
- G&M Code Basics (Mill)

Expanding Manufacturing Skills

- SolidWorks (CAD) for Beginners
- Mastercam (CAM) for Beginners
- GD&T: Intermediate

St. Croix Manufacturing Skills Center

Scan the QR-code for more program information

Northwood Technical College

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Intro to Manufacturing

Print Reading for Machine Trades—1 Credit (32 hours)	Micro-Credentials	Hours
This course introduces fundamental print reading principles, emphasizing the interpretation of standard lines and symbols in single- and multiple-view working drawings. Topics include print reading procedures, drawing changes, machining specifications, and reading prints in specialized areas, such as ANSI and ISO standards. Basic understanding of mathematics concepts is strongly recommended.	Print Reading Foundations	10
	Interpreting Industrial Prints	16
	Introduction to GD&T	6

Course	Hours
Introduction to Measurement Tools: Ideal for manufacturing and precision measurement newcomers, this course provides a comprehensive overview of common measuring tools used in the industry. Learn to recognize and select the right tool for each job, with a strong focus on practical, hands-on experience with scales, micrometers, calipers, test indicators, and the versatile uses of 1-2-3 blocks.	12
Principles of Machining: This theory-based course aims to establish a strong foundation for understanding feed and speed considerations in machining across diverse materials. Dive into essential formulas, calculations, and industry-standard reference materials for CNC mill and lathe programming. Explore key aspects of maintenance, cutting tools, and work holding commonly used in the industry.	12
G&M Code Basics (Mill): Explore commonly used G-Codes and M-Codes, while developing a strong understanding of program structure and formatting. Engage in practical activities by writing and testing programs on Mobile Haas Desktop Mills. Topics covered include part decking, stock squaring, canned cycles, engraving cycles, pocketing, and cutter compensation.	20

Expanding Manufacturing Skills

Course	Hours
SolidWorks (CAD) for Beginners: Get started with Computer-Aided Design (CAD), the foundation of modern manufacturing. In this course, you will enhance your print reading skills by interpreting drawings and generating corresponding parts using SolidWorks software. You'll learn the art of 2D sketching, 3D part modeling, and producing dimensioned drawings for those parts.	20
Mastercam (CAM) for Beginners: Delve into Computer-Aided Manufacturing (CAM), the tool for transforming 3D models into parts through toolpaths and G-Code for CNC Mill or Lathe operations. This course specializes in Mastercam for machining centers (mills). You will acquire the skills to create 2D drawings and import finished 3D models from SolidWorks. Learn to generate toolpaths and G-Code in Mastercam and put them into action with Mobile Haas Desktop Mills.	20
GD&T: Intermediate (Coming in 2024): **Note:** The beginner micro-credential or equivalent basic knowledge of GD&T is required to ensure understanding of this content. Within the intermediate course, review relevant symbols, terms, rules, & theory around GD&T. Gain insights into advanced concepts including the historical context, single-segment verses composite feature control frames, datums and datum simulators, coordinate tolerance zones verses diametrical zones, issues with traditional +/- tolerancing and streamlining symbols and prints.	16

Mobile Mechatronics

Customized Training

Mechatronics is used in the development, maintenance, and design of high tech,efficient machines and products, and also used in automated processes for manufacturing and industrial tasks.

Defined as the combination of:

- Mechanics
- Electronics
- Computer technologies
- Sensors
- Robots
- Controls
- Hydraulics
- Pneumatics

CUSTOMIZED TRAINING:

Bringing Northwood Tech education and training to our communities.

Access to state-of-the-art equipment and hands-on training will enable you to gain valuable troubleshooting skills in theory, logic, and process. This experience will make you highly competitive in the job market upon completion.

Potential Careers

- Entry Level Electro-Mechanical Assembler
- Maintenance Technician
- Service Technician

Scan the QR-code for grant and contact information

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Mobile Mechatronics
Customized Training

Course and Description	Trainer and Competencies	Hours
Introduction to AC/DC	**DC/AC Electrical Training System**	24
Introduction to AC/DC - Introduces the concepts of AC and DC power and basic circuits. Using a multimeter, students learn about voltage, current, and resistance in both AC and DC circuits.	1. Investigate electrical properties 2. Demonstrate use of digital multimeter and oscilloscope 3. Construct electrical circuits using schematic drawings 4. Identify electrical and physical characteristics of transformers 5. Analyze electrical properties of transducers 6. Analyze electrical properties of parallel and series circuits 7. Analyze electrical properties of reactance	
Automation 1 - Control Logic	**Automation Training System**	24
Learn about electric motor control components such as switches, relays, starters, transformers; and safely mount and install motor and motor control components and perform related wiring and troubleshooting of motor control circuits.	1. Apply basic manual motor control principles 2. Apply manual motor control principles with overload protection 3. Apply control transformers to circuits 4. Apply basic control logic to circuits 5. Apply control relays and motor starters to circuits 6. Troubleshoot basic motor control circuits	
Automation 2 - Motor Control	**Automation Training System**	24
Learn more about electric motor control components such as sensors, timers and counters. Pre-requisite: Automation 1	1. Troubleshoot industrial control system circuits 2. Apply reversing motor control 3. Apply automatic input devices 4. Apply basic timer control 5. Apply electrical sensors	
PLC 1 - Introduction and Discrete I/O	**PLC Training System**	24
Basic programmable logic controller programming and troubleshooting. The PLC courses use Allen-Bradley PLC components and Rockwell Software.	1. Identify the components of a Programmable Logic Control (PLC) system 2. Create a project and download it to a PLC 3. Apply discrete I/O interfacing to a PLC	
PLC 2 - Timers, Counters, and Analog I/O	**PLC Training System**	24
Troubleshooting a PLC system, applying Event Sequencing, developing PLC applications, applying timer instructions and counter instructions. Pre-requisite: PLC 1	1. Apply PLC timers 2. Apply PLC counters 3. Apply analog I/O interfacing to a PLC	
PLC 3 - Math Instructions and Troubleshooting	**PLC Training System**	24
Application, troubleshooting, and implementation of program control, math and data move instructions, analog I/O modules, and producing a PLC program from specification. Pre-requisite: PLC 2	1. Apply PLC math instructions 2. Apply PLC compare instructions 3. Modify existing PLC logic to implement additional functionality 4. Demonstrate scan control and troubleshooting techniques	
AC Drives	**VFD Training System**	24
This course provides the opportunity for the student to develop the knowledge, skills, process, and understanding of the power and control circuitry of AC drives and application and troubleshooting of these industrial AC drives (VFDs) to AC induction motors. This course concentrates on the AB PowerFlex 525 Variable Speed Drive. Pre-requisite: Automation 2	1. Demonstrate the application of timing circuits 2. Examine device characteristics of Power Transistors 3. Examine device characteristics of Thyristors 4. Investigate device characteristic of triggering devices 5. Demonstrate triggering circuits for power control circuitry	
Basic Pneumatics	**Pneumatics Training System**	24
Learn what fluid power is, differentiate between hydraulics and pneumatics, implement basic pneumatic circuits, utilize schematics, apply Pascal's Law, define properties of fluids, implement airflow control and hydraulics cylinder circuits.	1. Implement basic pneumatic cylinder circuits and connections 2. Implement basic pneumatic actuator circuits 3. Apply Pascal's Law and Boyles Law to pneumatic systems 4. Implement air flow control and measurement to control speed	

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Northwood Technical College

Flexibility Meets Mastery

Your Skills. Your Schedule. Your Success

SACA SMART AUTOMATION CERTIFICATION ALLIANCE

ADVANCED MANUFACTURING

Industry Training
SACA Certifications

FREE Training!

The Smart Automation Certification Alliance (SACA) industry-driven credentials combine knowledge with hands-on skill certifications to enhance preparedness is an advanced manufacturing setting.

Work at your own pace. Start with a silver certification and build your skills to complete a gold certification.

Knowledge and Skill areas:

- Electrical Systems
- Sensor Logic Systems
- Pneumatic Systems
- Hydraulic Systems
- Hydraulic Maintenance
- Electric Motor Control Systems
- Programmable Controller Systems
- Mechanical Power Systems
- Programmable Controller Troubleshooting

STEP 1: Silver Certification

Online courses with a written knowledge exam

STEP 2: Gold Certification

Onsite courses with a hands-on skills assessment

Scan the QR-code for more information and registration.

To learn more and schedule training, email

CustomizedTraining@NorthwoodTech.edu

NorthwoodTech.edu/advanced-manufacturing

WISCONSIN ECONOMIC DEVELOPMENT

The 3-year, $9.8 million Housing Opportunity & Mobile Education Solutions (HOMES) project is funded by the Wisconsin Department of Workforce Development and the Wisconsin Economic Development Council.

DWD Department of Workforce Development

Northwood Technical College

Advanced Manufacturing
SACA Certifications

FREE Training!

NORTHWOOD TECH

ADVANCED MANUFACTURING FLEX LAB
Rice Lake Campus

Wednesday & Thursday
1:30 p.m. - 4:30 p.m.

ST. CROIX MANUFACTURING SKILLS CENTER
Hammond, WI

Monday & Friday
1:00 p.m. - 4:00 p.m.

REGISTER:
Scan the qr-code or visit:

NorthwoodTech.edu/Advanced-manufacturing

Scan the QR-code for more information and registration.

NorthwoodTech.edu

2025 Spring Classes	Focus	
Electrical Systems 1	Basic electrical circuits Electrical measurements Curcuit analysis	Inductance and capacitance Combination circuits Tranformers
Sensor Logic Systems	Control logic Valves and relays Limit switches, timers	Advanced systems Introduction to electronic sensors Electronic sensor applications
Pneumatic Systems 1	Power systems Basic circuits Principles of pneumatic pressure and flow	Speed control circuits DCV applications Air logic Maintenance
Hydraulic Systems 1	Power systems Basic circuits Principles of hydraulic pressure and flow Speed control Pressure control circuits	DCV applications Cylinder applications Relief valve applications Check valve applications Accumulator applications
Hydraulic Maintenance 1	Filter maintenance Fluid maintenance	Fittings and seals Hose and clamping installation
Electric Motor Control Systems 1	Introduction to electrical motor control Manual motor control and overload protection Control transformers	Control ladder logic Control relays and motor starters Reversing motor control Automatic input devices Basic timer control
Programmable Controller Systems 1	Connections Operation Programming Memory organization	Motor control Timers and counters Math and data move
Programmable Controller Troubleshooting 1	Power supply Device testing Processor	Systems Analog input/output
Mechanical Power Systems 1	Motor mounting Key fasteners Torque, power and efficiency	V-belts Chain drives Spur gears Multiple shaft drives

- Silver Certification must be earned prior to being awarded the Gold Certification.
- Each Certification is about 24 hours of course time.

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SMART AUTOMATION CERTIFICATION ALLIANCE

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