

COMMERCIAL BROKERS

Celebrating 35 Years as a City

**Fitchburg, Wisconsin
Economic Development Update - 2018**



Fitchburg Development Update

Michael Zimmerman

Director of Community & Economic Development

Contact:

Michael.zimmerman@fitchburgwi.gov

(608) 270-4245

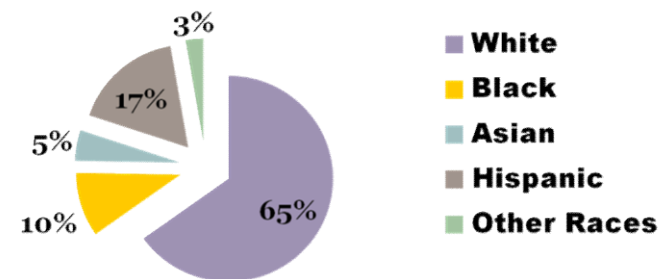


www.fitchburgwi.gov

Fitchburg Facts



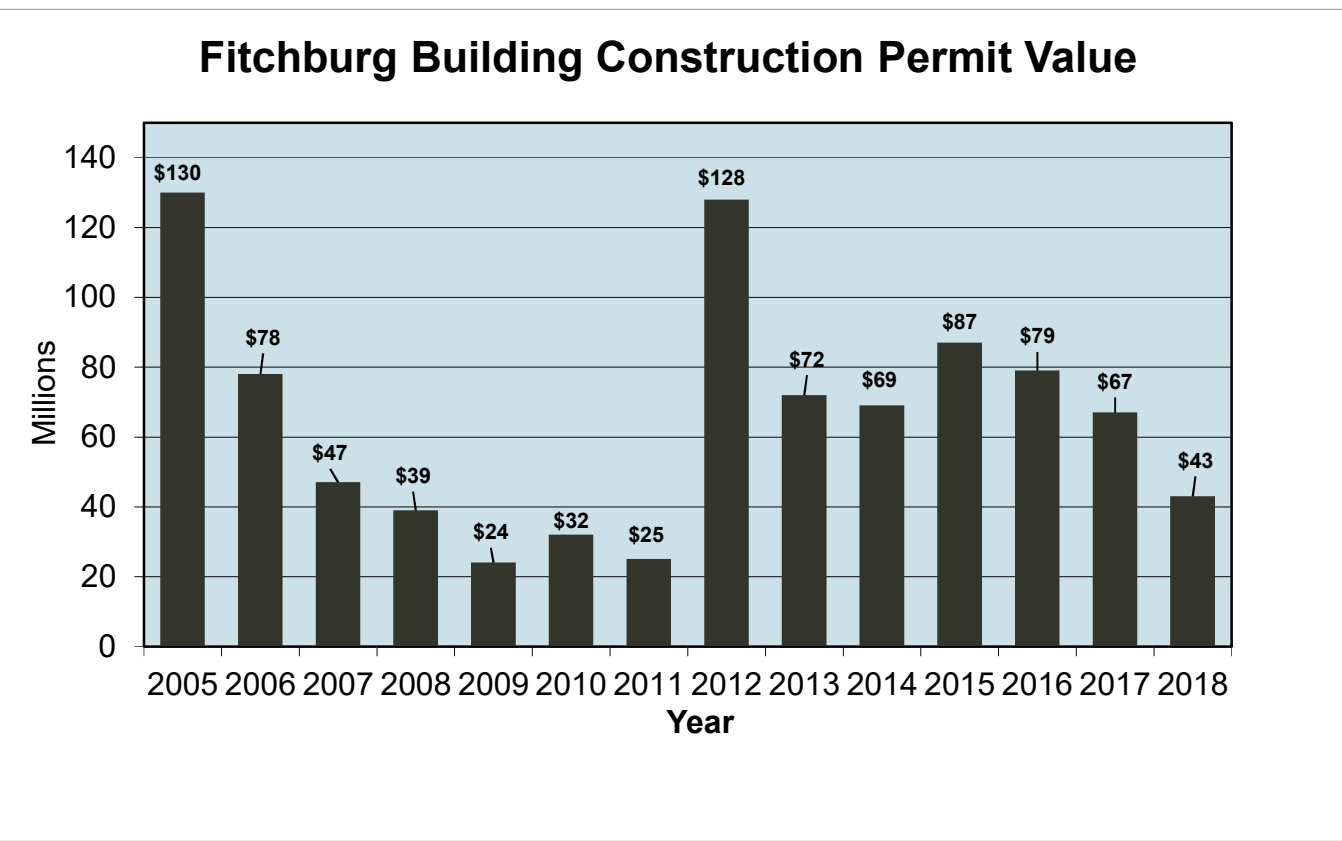
- ❑ Home to 754 Businesses: 17,410 Labor Force *(WEDC Community Profile 2017) , 1.9% Unemployment Rate* (HomeFacts Dec 2017)
- ❑ High Tech Economy: Biotechnology, Instrumentation, Thermoforming, Information Technology, Nanotechnology and Agriculture
- ❑ Growing Population – 27,936* (Jan. 1, 2017 WIDOA), 605,435 Madison MSA
- ❑ \$3.0 Billion Tax Base* (Jan. 1, 2017 WIDOR)
- ❑ 2018 Budget of \$40.0 Million (Levy Funds)
- ❑ Aa1 Bond Rating
- ❑ Median Income - \$67,342* (WEC Community Profile 2017)
- ❑ Average Home Valuation - \$282,000* (Jan. 1, 2017 assessment)
- ❑ 11 Financial Institutions
- ❑ Chamber of Commerce Visitor + Business Bureau - 400 Members Strong



*Sources: HomeFacts, WEDC Community Profile, 2010 Census, WiDOR, Locate in Wisconsin, Fitchburg Chamber VBB

Construction Activity

Apartments...Manufacturing...Commercial...Reinvestment

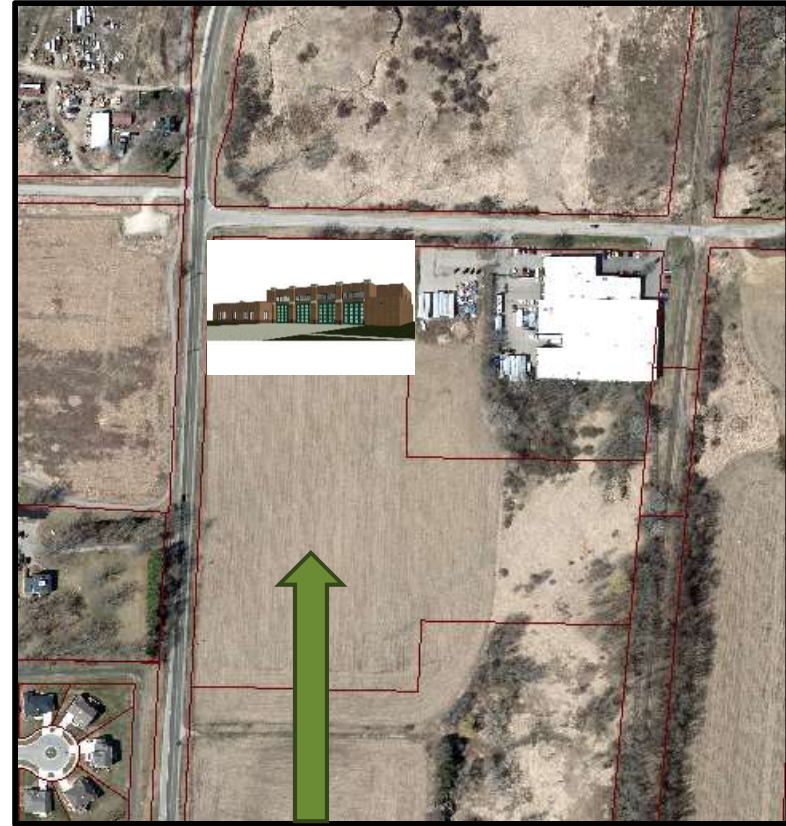


Public Investments



West Fire Station: Cost \$6,700,000**

**Does not include the cost of the communication system or phoenix system



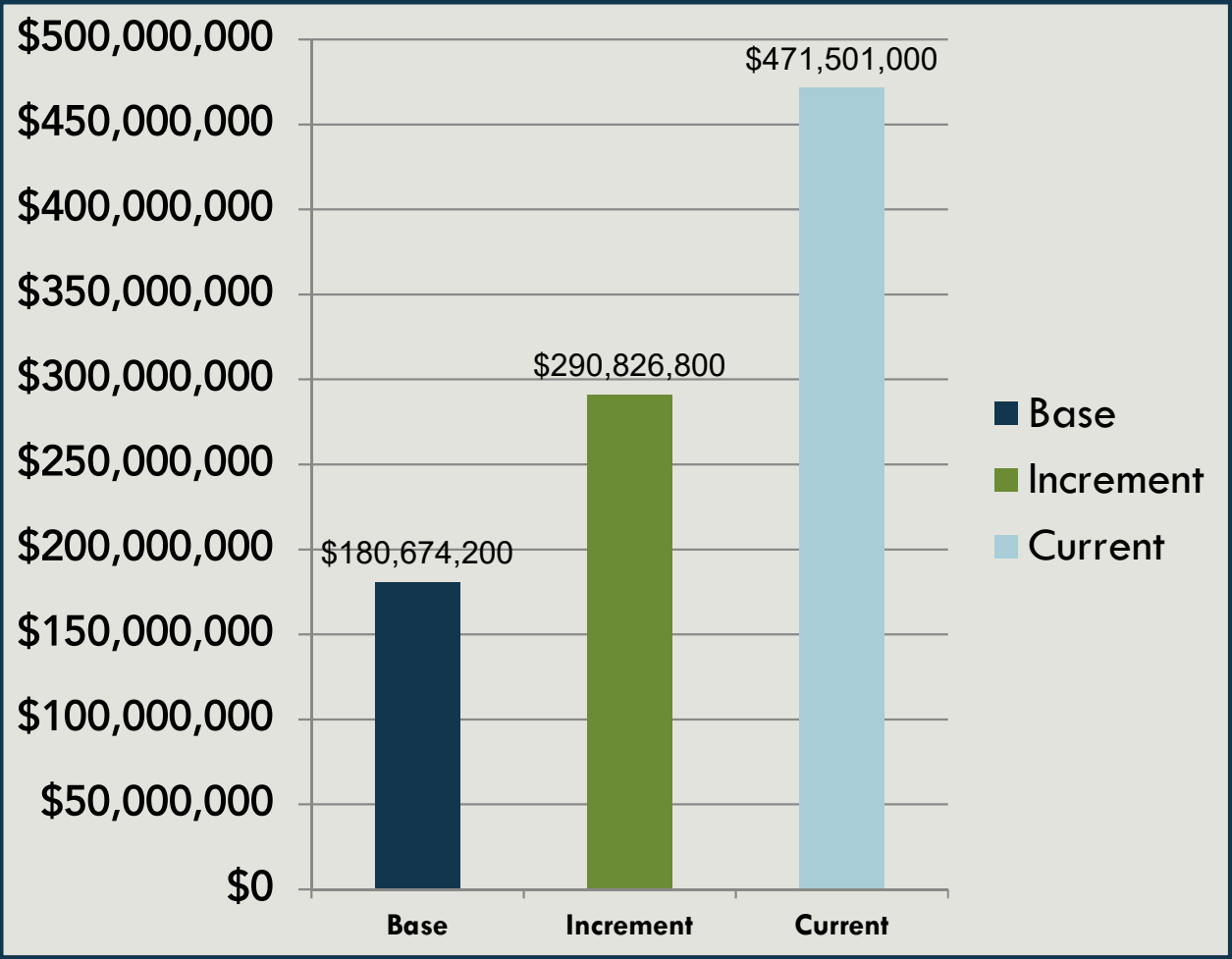
East Fire Station: Estimated Cost: \$9,000,000**

**Does not include the cost of the communication system or phoenix system

Tax Increment Districts Summary



- Five current tax increment districts:*
- 2 - Greenfield/ industrial
 - 1 - Mixed Use
 - 2 - Redevelopment /Infill



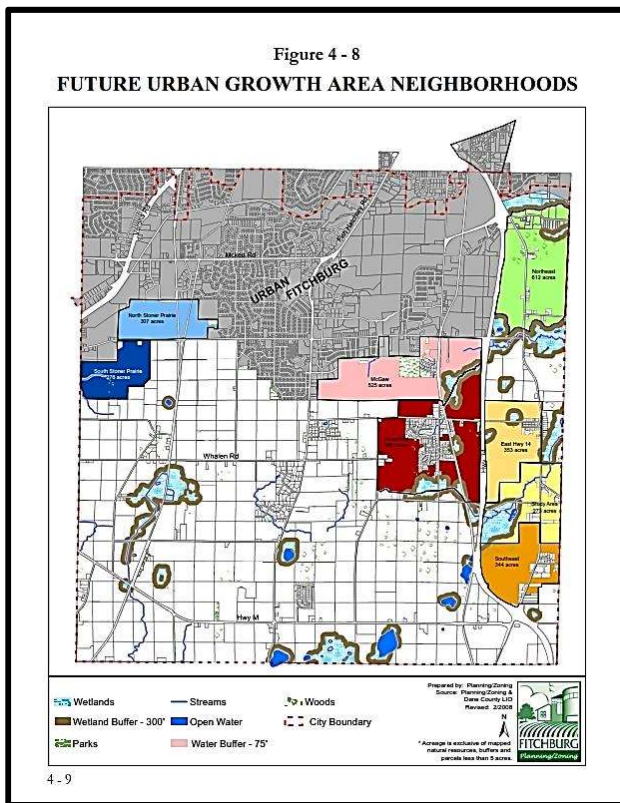
Focus on High Quality Development



7



Comprehensive Plan & Land Use

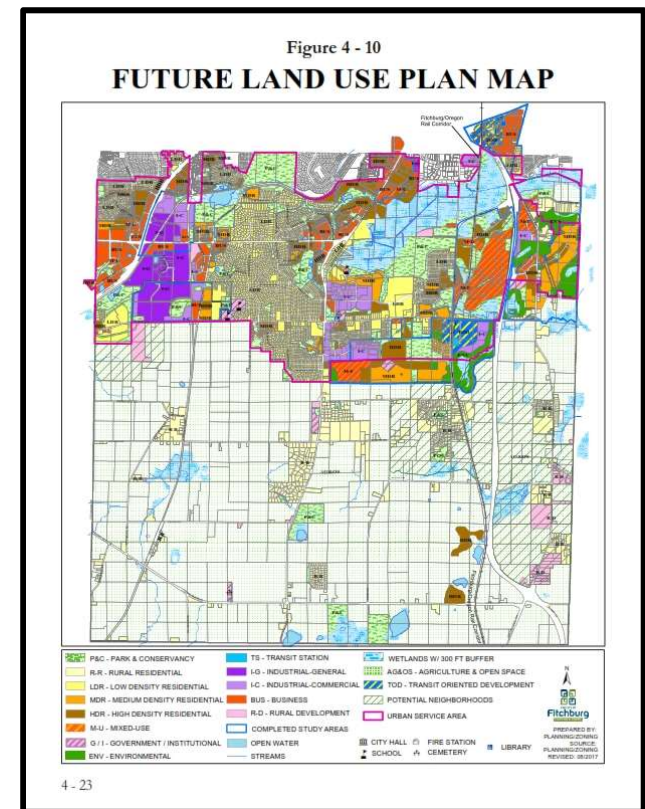


City of Fitchburg
Comprehensive Plan

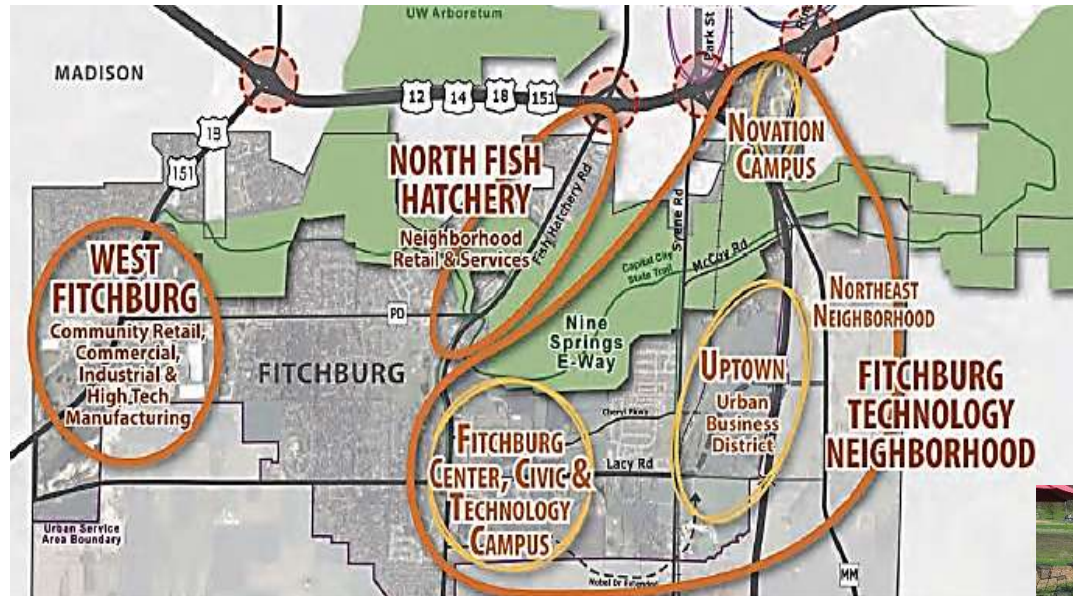
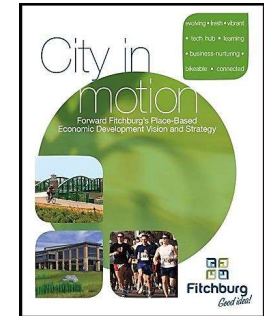
Prepared By Fitchburg Planning Department - Adopted March 24, 2009;
Latest Amendment August 26, 2014

***Update Starting 2018**

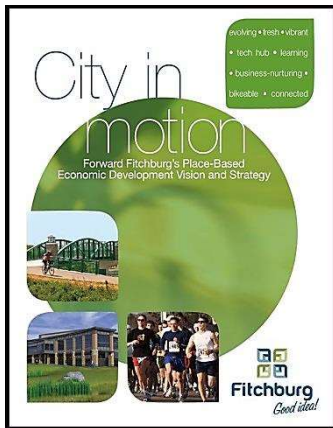
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Forward Fitchburg Building the Places & Spaces



Forward Fitchburg – Strategic Planning



POTENTIAL INITIATIVES WORKSHEET 1.30.2018

Please place a check mark in the red box next to the **three (3) initiatives you believe should receive the most time and effort.** If there is anything not included here that you feel should be considered as a potential initiative, please write it into the blank on the bottom of each column. Any write-ins need not be one of your top three.

WANDERVALLE & ASSOCIATES INC.

1 ENHANCE ECONOMIC CENTERS, BUILD PLACES, & STRENGTHEN NEIGHBORHOODS			2 BUILD ON FITCHBURG'S IDENTITY, BRAND, AND SENSE OF COMMUNITY		
<p>1a</p> <p>Redevelopment Toolbox & Proactive Implementation</p> <ul style="list-style-type: none"> Adopt and deploy proven tools for proactive redevelopment in key areas of the city including legacy sites to achieve plans, long-term vision, and Healthy Neighborhoods Initiative recommendations; targeted land acquisition, tax increment financing, statutory redevelopment districts, infrastructure investment, etc. Recognize key obstacles to redevelopment and potential opportunities, develop a refined approach to securing resources and public/private partnerships to accomplish targeted objectives, and help ensure high-quality, diverse housing options while minimizing displacement. 	NOTES	<p>2a</p> <p>Expand Identity as a Tech Hub</p> <ul style="list-style-type: none"> Continue to position Fitchburg as one of the region's high-tech cities through messaging, data tracking, and working with our major tech companies. 	NOTES		
<p>1b</p> <p>Fitchburg Technology Neighborhood</p> <ul style="list-style-type: none"> Take a lead on creating a critical mass of tech-related jobs, develop, integrate, and coordinate resources, create a general, and Rebuild and Revitalize. 	NOTES	<p>2b</p> <p>Performing Arts & Cultural Attractions</p> <ul style="list-style-type: none"> Explore ways to expand the Arts culture by working with local partners and regional cultural organizations to grow performing arts, including building and funding opportunities for a dedicated venue with community enrichment and accessible children's programming. 	NOTES		
<p>1c</p> <p>Verona Road Corridor</p> <ul style="list-style-type: none"> Proactively attract potential business opportunities and work with WABCO and neighborhood organizations to address challenges presented by the reconstructed Verona Road corridor. 	NOTES	<p>2c</p> <p>Local Food Vision Implementation</p>	NOTES		
<p>1d</p> <p>Housing Affordability</p> <ul style="list-style-type: none"> Develop programs and services to actively partner with private sector to improve existing rental housing stock, and build new owner-occupied single family and rental units for low and moderate-income workforce proximate to existing and planned major employment areas, single family detached, townhouses, duplexes, and other attached or higher density units. 	NOTES	<p>2d</p> <p>Schools and Education Vision</p> <ul style="list-style-type: none"> Develop a Fitchburg Education Vision that sets a long-term course for building Fitchburg-based schools incorporating the City's current enrollment/anticipated growth projections and input from the school districts. 	NOTES		
	NOTES	<p>2e</p> <p>Sports/Recreation Role and Destination</p> <ul style="list-style-type: none"> Explore Fitchburg's potential roles within the Madison region's emerging status as a destination for large-scale sporting and fitness events. Test utilized market/event needs, infrastructure and specialized athletic facilities; visitor hospitality, retail and dining options. Consider programming and funding/operational models for public or privately owned, four-season indoor/outdoor tournament sports and training complex in Fitchburg. 	NOTES		
	NOTES		NOTES		

Update Coming in 2018

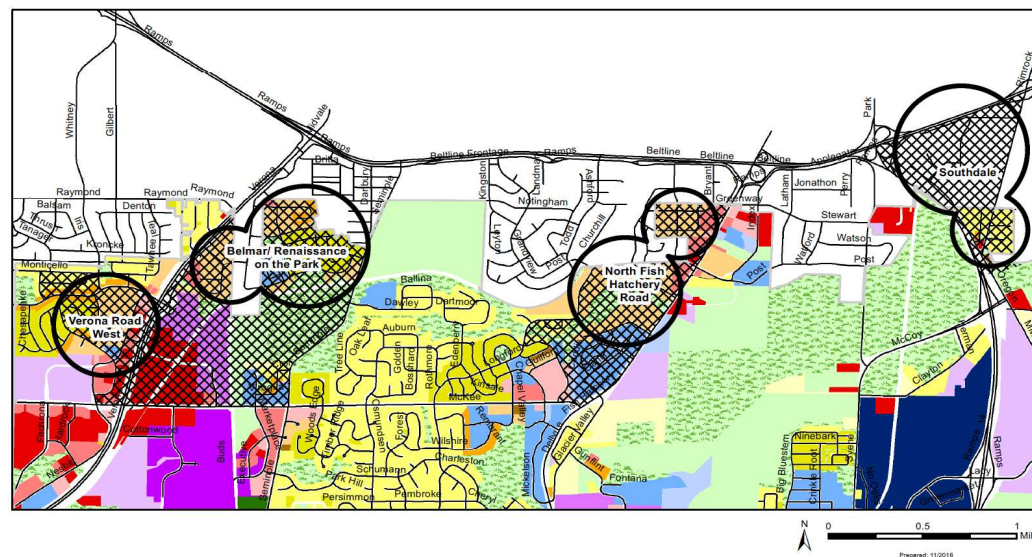
Healthy Neighborhood Initiative



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What are healthy neighborhoods?

- Offer their residents equitable access to opportunities
- Are diverse....in land uses, housing stock, and people
- Have stable and sustainable components that are integrated and overlapping....education, employment, housing, parks/recreation, etc.



Data (and City staff experience) tells us these neighborhoods have disproportionate issues related to public health and safety, deterioration of the built environment, and equitable access to opportunities.

Fitchburg Technology Neighborhood



THE CITY OF Fitchburg WISCONSIN

Global Technology Leaders. Talented Entrepreneurs. Knowledge Based Innovation. Growing community.

Fitchburg, Wisconsin is a diverse community located just **MINUTES FROM MADISON, WISCONSIN** and the **UNIVERSITY OF WISCONSIN-MADISON** campus. Our community is home to **A TALENTED AND EDUCATED WORKFORCE**, and **GLOBAL INDUSTRY LEADERS** such as Placon, CDW, Promega and ThermoFisher Scientific. This **AWARD WINNING BICYCLE FRIENDLY COMMUNITY** offers the perfect balance of urban opportunities with rural recreation. Fitchburg is an ideal location for your company's next **"GOOD IDEA!"**

For more information contact:
 City of Fitchburg - Economic Development
 (608) 270-4245
 econdev@fitchburgwi.gov
www.fitchburgwi.gov

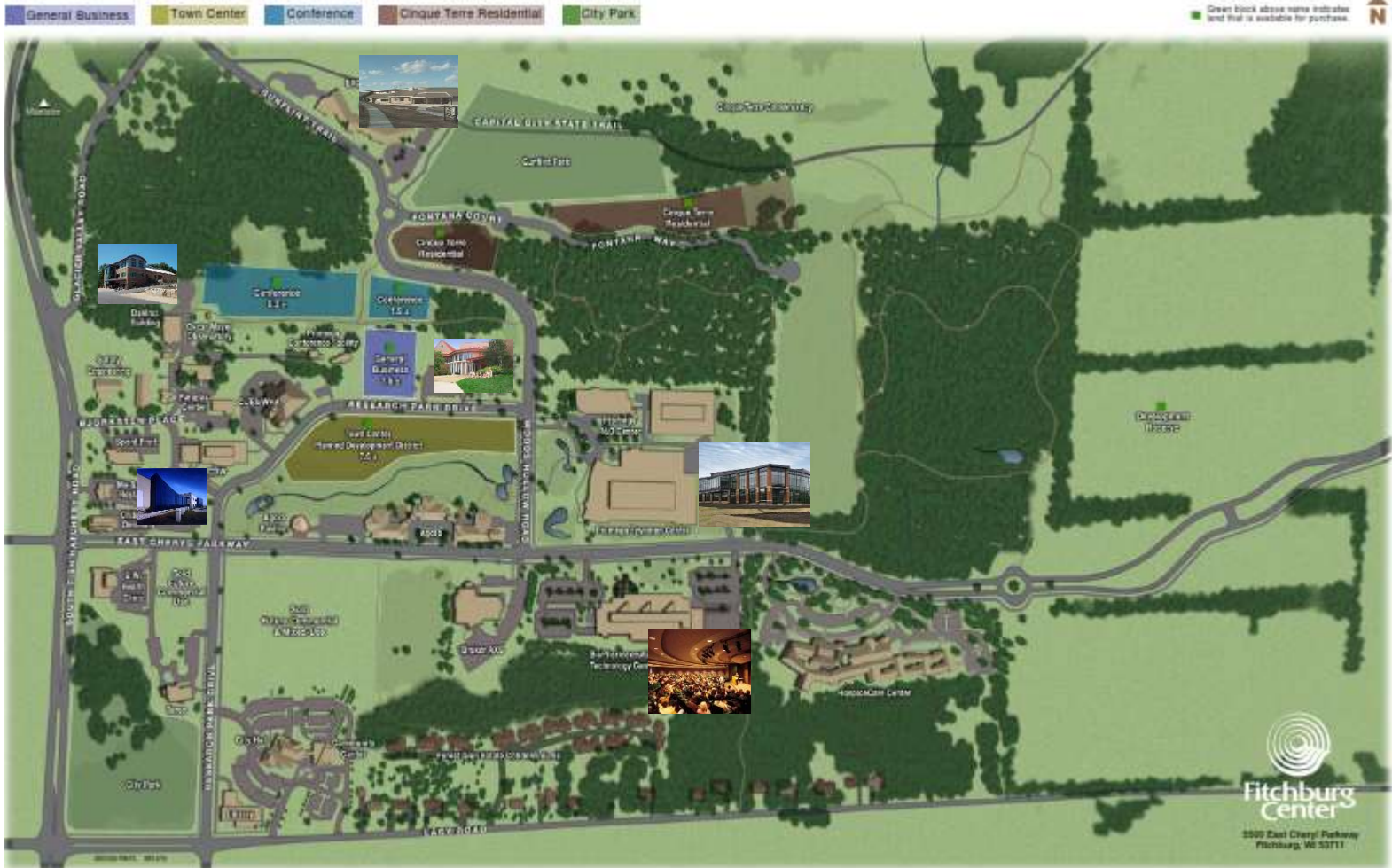
- ❖ Over 2,000 Acres
- ❖ High Quality Employment
- ❖ Variety of Housing Options
- ❖ Mixed-Use Neighborhoods
- ❖ Parks, School Site, Open Space
- ❖ Multi-Modal Transportation
- ❖ FTN is Comprised of:
 - *Fitchburg Center*
 - *Fitchburg Technology Campus*
 - *RDC Tech Lands*
 - *Uptown Fitchburg*
 - *Novation Campus*



Fitchburg Center



Fitchburg Center - South Fish Hatchery Road at East Cheryl Parkway - Phone 608.277.2606 - Fax 608.296.4665 - www.fitchburgcenter.com



www.fitchburgcenter.com



Fitchburg Technology Campus



RDC Tech Lands



- ❖ OneNeck Data Center Expansion
- ❖ 8,848 sq. ft. (1st of 3 phase expansion)



- ❖ Office & Manufacturing Facility
- ❖ 26,075 sq. ft.
- ❖ \$5,000,000

❖ Quarry Hill Tech Lands



LAND AVAILABLE FOR DEVELOPMENT
TECH LANDS
 Fish Hatchery Road & Nobel Drive
 Fitchburg, WI 53711

PHASE 1 COMPANIES	
OneNeck Data Center	Thomas G. Phillips, CCIM, SIOR
Pharos Medical	Phone: 608.243.9070
Pharos Engineering	Madison, WI 53704
Pharos Technologies	Mobile: 608.770.4950
	E-mail: tompp@ruedebusch.com

Wisconsin Economic Development Corporation - Certified Site

Tech Lands is a Wisconsin Economic Development Corporation (WEDC) Certified Site. The site has gone through an extensive review process by WEDC and Deloitte. The site has been certified as development-ready for companies locating or expanding on the site. This certification signifies the site is streamlined for the development process and the end-user may move quickly with confidence.

For More Information Please Contact:

Ruedebusch Commercial Investments
 4605 DoveTail Drive
 Madison, WI 53704
www.ruedebusch.com/brokerage

Thomas G. Phillips, CCIM, SIOR
 Phone: 608.243.9070
 Mobile: 608.770.4950
 E-mail: tompp@ruedebusch.com

The information provided herein has been obtained from sources deemed reliable and is believed to be accurate. However, no guarantee, warranty or representation is made as to the accuracy thereof. The information provided herein is subject to correction or change without notice.



- ❖ **Tralee Apartments**
- ❖ **30 units**

Uptown Fitchburg



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Uptown Advantages

- 400 Acre Urban Mixed-Use Live, Work and Play Neighborhood
- Over 75% of the region's population live within 10 miles
- Quick access to U.S. Hwy 12/18/151 Beltline, downtown Madison & UW-Madison via U.S. Hwy 14 Lacy Road Interchange & mass transit
- Bike-friendly with miles of bike trails, bordering the Dane County E-Way, Capital City Trail, and permanent open space
- Located within the Urban Service Area; municipal water and sewer available; offering highway exposure along U.S. Hwy 14
- Slated to include Class A office space, science & technology, business-class lodging with event center, retail/commercial space, pubs & restaurants, urban single-family homes, high-end multi-unit housing
- First SmartCode Zoned Community in WI – Speed to Market, Flexibility
- Tax Increment District - Shovel Ready



Uptown Fitchburg & North Park



- ❖ **Uptown Crossing**
- ❖ **60 single family lots**



- ❖ **Uptown Village**
- ❖ **27 single family lots**



- ❖ **Prima Apartments**
- ❖ **116 Units**



- ❖ **Addison Apartments**
- ❖ **352 Units**



- ❖ **Uptown Crossing Townhomes**
18 units
- ❖ **Uptown Apartments** 102 units

- ❖ **Vista Apartments**
- ❖ **100 units**



Uptown Crossing

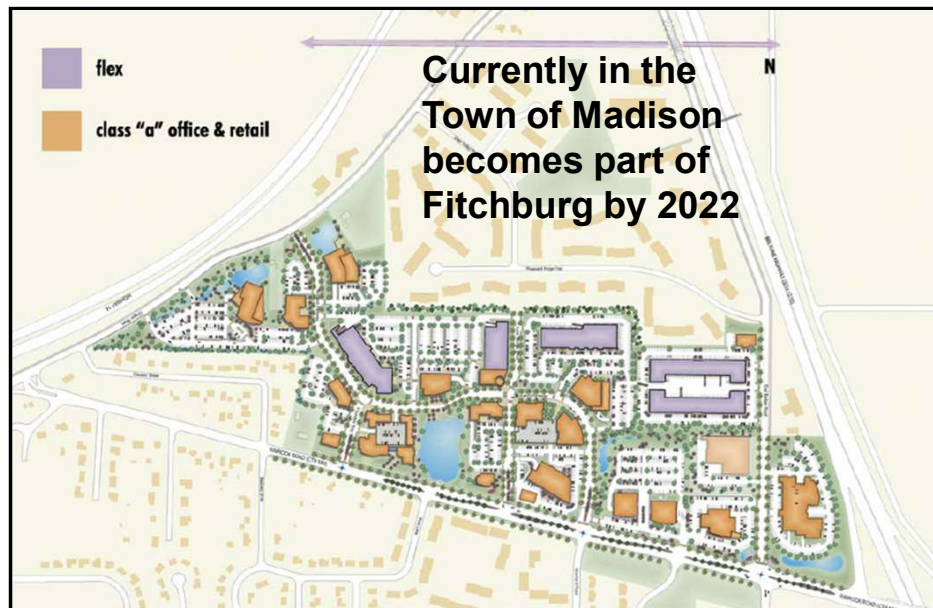


- ❖ Uptown Crossing
- ❖ 60 single family lots



- ❖ Uptown Crossing Townhomes 18 units
- ❖ Uptown Apartments 102 units

Novation Campus



Under Construction



@Edge Live Work Concept



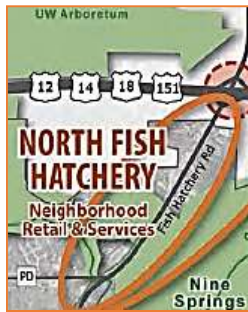
- ❖ Concept Plan
- ❖ 37 Acres
- ❖ Redevelopment of Former Clean Fill Site
- ❖ 510 Total Residential Units with 177 Live/Work Units
- ❖ 40,000 Square Feet Commercial Space



@ EDGE City of Fitchburg, Wisconsin
 PRE-APPLICATION CONCEPT SUBMITTAL
 June, 2017

ILLUSTRATIVE MASTER PLAN

North Fish Hatchery Road Infill, Reinvestment & Redevelopment



2019 - Fish Hatchery Road Reconstruction Greenway Cross to McKee Rd/Hwy. PD



LAND FOR SALE - Industrial Lot
 Rolfsmeyer Road
 Fitchburg, WI

Four parcels totaling approximately 4.6 acres,
 Offered as one property for \$919,000

Fitchburg zoning is 'Business Highway'.
 Some 'Permitted Uses' include:

- Animal hospital and kennel
- Car and truck wash.
- Car and truck sales and rental of vehicles
- Farm machinery sales and service.
- Building and lumber supplies and services
- Wholesale facilities and services

As well as a variety of other business & industrial uses.

- This property is located in City of Fitchburg TIF District #8
- Combined 2014 Assessed Value is \$617,500
- 2014 taxes were \$13,931

Price: \$919,000

HELM COMMERCIAL REAL ESTATE, INC. 827-6867 or 446-0600
MIDWEST COMMERCIAL REAL ESTATE

COMMERCIAL DEVELOPMENT SITE FOR SALE

Corner of Fish Hatchery and Post Roads
 2975 Fish Hatchery Road
 Fitchburg, WI
 9 acres (divisible)

Site Information	Demographics			
	3 mile	3 mile	1 mile	
• 1/2 mile to Hwy 12/18 (Bellina)	Population	168,816	64,255	9,373
• 128,000 cars/day	avg. HH Income	\$73,231	\$82,269	\$94,304
• 575' of frontage on Fish Hatchery Rd				
• 48,000 cars/day				
• 2000' of frontage on Post Road (new road)				
• Fully signalized 4 way intersection				

Contact: Steve Bersell sbersell@fred-inc.com 414.274.8206
 Contact: Craig Raddatz craddatz@fred-inc.com 414.226.4535

North Fish Hatchery Road Infill, Reinvestment & Redevelopment



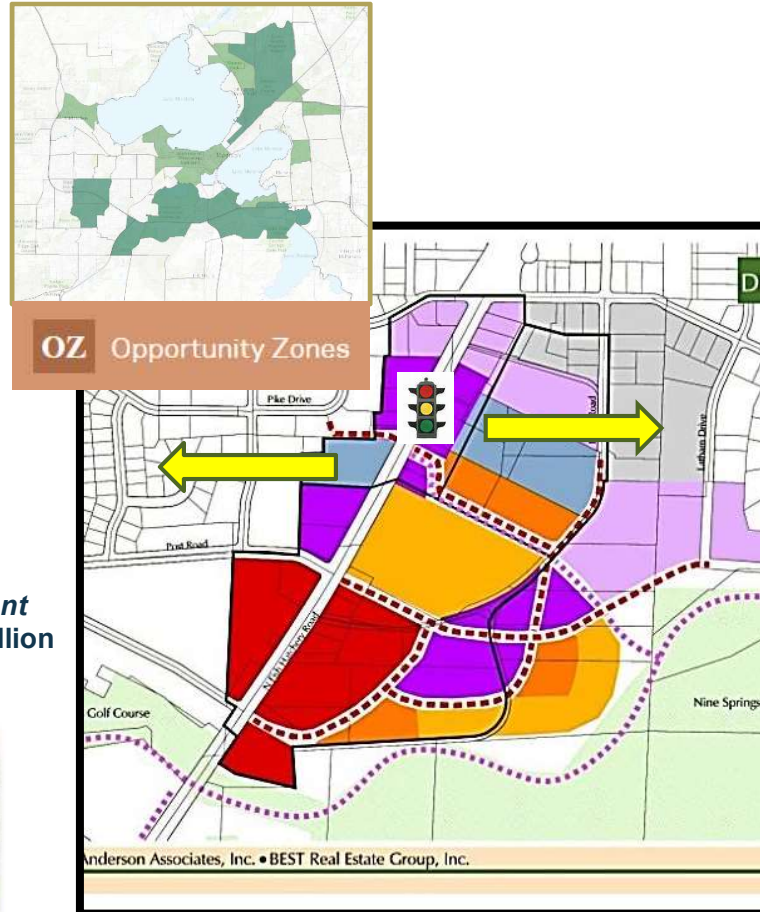
- ❖ *Park Bank & Commercial Space*
- ❖ *3,700 sq. ft. retail space available*



- ❖ *Commercial building*
- ❖ *6,235 sq. ft.*



- ❖ *Four story 100 Room Hotel/Restaurant*
- ❖ *Projected construction cost - \$10 million*



- ❖ *UW Credit Union/Office*
- ❖ *18,000 sq. ft. 2 story building*



North Fish Hatchery TID 10 Amendment *Senior Housing*



- ❖ *Fitchburg Senior Housing by EJ Plesko & Associates*
- ❖ *Corner of Traceway Drive & Fish Hatchery Road*
- ❖ *4 story building*
- ❖ *160 units*



TID 10 Amendment



Legend
TID Parcels
Parcels

N

0.1 Miles

Created 5/22/18 by the City of Fitchburg Public Works Department

Sub-Zero/Wolf Expands in Fitchburg



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- ❖ Sub-Zero/Wolf Fitchburg Campus
- ❖ Fitchburg's largest employer
- ❖ 1,000,000 total sq. ft.
- ❖ 1,100 jobs



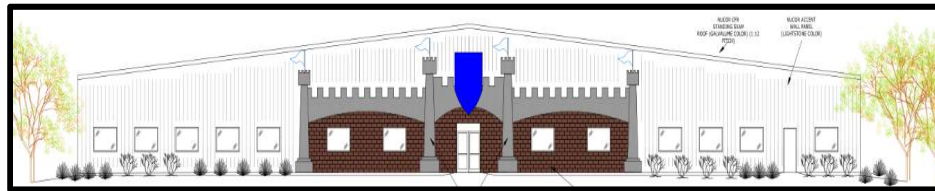
- ❖ 6,000 sq. ft. expansion
- ❖ "Barn" training facility



- ❖ *Sub-Zero/Wolf* selects WI over KY
- ❖ 435,000 sq. ft. expansion
- ❖ 300+ new jobs
- ❖ \$70+ million investment
- ❖ Home to their new "Cove" dishwasher line



Redevelopment & Reinvestment - Business & Commerce Park



- ❖ **Noble Knight Games**
- ❖ **Fitchburg Commerce Park**
- ❖ **45,000 sq. ft. Office, Warehouse, Distribution and Retail**
- ❖ **Groundbreaking – April 5th Fall Opening**

New West Fire Station



- ❖ **Benjamin Plumbing's New Building**
- ❖ **\$2.9 million investment**
- ❖ **Fitchburg Commerce Park**



Former West Fire Station SOLD



- ❖ **Former United Vaccines Building**
- ❖ **\$2.45 Million, 35,300 square feet**
- ❖ **Fitchburg Commerce Park**

FOR SALE - Office/Lab/Warehouse Building

2919 Commerce Park Drive, Fitchburg, WI 53719

Property Profile

- Located in the Fitchburg Commerce Park
- Nearby employers include Thermo Fisher Scientific, Placon, HMR Technologies, J&J Zinc, General Development and Center
- 5 Minutes from the West Beltline Hwy
- Sprinkler system and security/access control system
- Back-up generator & transfer switch will remain
- Pre-engineered steel building with concrete block exterior

R&D Lab Space: 15,450 SF

- Presently used for animal vaccine production
- Future use may include general research laboratory
- List of available equipment TBD
- Easily convert to warehouse or office use

Warehouse Space: 9,300 SF

- Fully air conditioned
- Epoxy coated flooring
- 14' clear height, peak at 18'
- 1 track height loading dock with seal and leveler
- 6 temp T-5 fluorescent lighting
- Several coolers will remain

Office Space: 7,000 SF incl. 2,900 SF on 2nd floor

- 2-story with passenger elevator
- Very nice interior finishes; built new or remodeled in 2013
- Private offices, break room, conf rooms and restrooms

Storage Mezzanine: 3,500 SF

- Functional space for storage and mechanical equipment

Property Snapshot

Asking Price: \$2,450,000

Building Size: Approx. 35,300 SF

1st Floor — 28,900 SF

2nd Floor — 6,400 SF

Lot Size: 3.50 acres

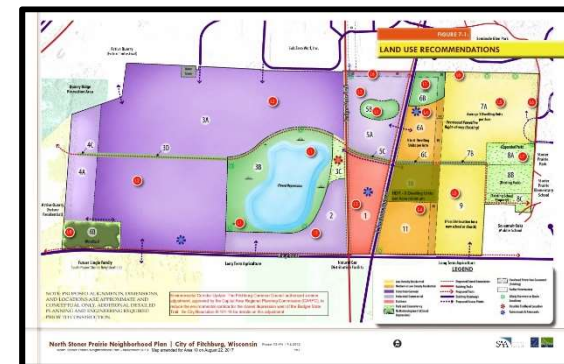
Year Built: 1992 with 2013 Addition

Occupancy: March 2014

PLEASE CONTACT Chris Caulum, CCM, SIOR

View Profile | 2024-03-15 10:40 AM CST | 1 listing

North Stoner Prairie



West Fitchburg - Arrowhead



- ❖ *Midwest Decorative Stone Office*
- ❖ **Two Stories**
- ❖ **Razed Old Facility**
- ❖ **4,199 sq. ft.**
- ❖ **Capital Investment \$450,000**
- ❖ **Completed April 2018**



- ❖ *General Beverage to expand offices*
- ❖ **Corner of US 18/151 & McKee Road**
- ❖ **\$2.4 million office investment**
- ❖ **\$1.1 million warehouse investment**

LOT FOR SALE - 5237 Verona Road | Fitchburg, Wisconsin 53713

Property Snapshot

- Great location on South/West side
- In City of Fitchburg TP District
- Great visibility from Verona Road
- Traffic Count of 42,300 per DOT
- Present building to be demolished in mid 2018
- Adjacent to Thermo Fisher Scientific campus
- Easy access from Milwaukee Way east off Verona Road
- Alternative access from Spokee Dr and Sprinkler Drive off of McKee Road/Cassidy Highway PD
- Link to [OZ Opportunity Zones](#) of DOT project
- Near such including Target, HyVee, Cold's Gym, Home Depot, Theaters, restaurants, banks and more

Property Profile

Parcel Size: 4.65 acres
 Asking Price: \$4,550,000

PLEASE CONTACT
 Chris Coulam, SIOR, CCIM
 608.785.1111 or 608.785.1112 | ccoulam@oakbrook.com



Arrowhead

Arrowhead Redevelopment Plan

City of Fitchburg
 Dane County, Wisconsin

MASTER PLAN 2012-2030 (Est.)

THIS IS A CONCEPTUAL MASTER PLAN TO ILLUSTRATE POTENTIAL NEW STREETS, PARCELS, AND BUILDINGS. FINAL DESIGN WILL BE PROPOSED BY PROPERTY OWNER, AND SUBJECT TO CITY REVIEW AND APPROVAL.

LEGEND

EXISTING	PROPOSED DEVELOPMENT (2012-2030)
Parcel	Residential
Building Footprint	Commercial
Street Right-of-Way	Industrial
Highway Right-of-Way	Office
Water	Park
Utility	Other
Proposed	Other
Highway	Other
Water	Other
Utility	Other
Proposed	Other
Highway	Other
Water	Other
Utility	Other

Scale: 0 500 1000 Feet

MSA

West Fitchburg- Anton Drive Redevelopment & Investment



- ❖ Benjamin Investments Building
- ❖ 3 story Class A office
- ❖ 54,000 sq. ft.
- ❖ \$12 million investment
- ❖ KL Engineering Anchor Tenant
- ❖ First of two office buildings



BUILDING OUR FUTURE VERONA ROAD BUSINESS COALITION

VeronaRoad.info

- ❖ Verona Road Business Coalition (VRBC)
- ❖ Formed 2014
- ❖ Mission: Advocacy, Strategic Planning & Branding for Businesses
- ❖ Secured \$130,000 City CIP Over 5 Years Matching Funds from VRBC
- ❖ Worked with City to Include Funding for Anton Drive Study



Redevelopment & Reinvestment Orchard Pointe



Vacant Land for Sale

Orchard Pointe Land Lots 9-13, Fitchburg, WI

Land Information and Demographics

Largest shovel-ready retail land available in Fitchburg; Adjacent to Super Target & proposed Hyvee grocery store; Big box approved up to 90,000 sq. ft.; Lots available for large format retail stores and owner occupant opportunities.

Lot	Acres	Price/SF	Total Price	Land Included
9	2.53	\$10.00	\$1,101,348	-
10	3.75	\$12.50	\$2,044,246	Outlots 2 and 4
11	3.76	\$10.00	\$1,636,536	Outlot 3
12	11.95	\$15.00	\$7,808,835	Outlot 1
13	2.13	\$10.00	\$928,653	-

Demographics	1 Mile	3 Miles	5 Miles
Population	6,262	60,938	127,796
Avg. Household Income	\$79,065	\$86,488	\$87,652



- ❖ Staybridge Suites
- ❖ 100 Rooms
- ❖ \$13 million investment
- ❖ Opened August 2017



- ❖ Freshii
- ❖ 1500 square feet

For more information, please contact:

Chris Etmanczyk
Direct: (608) 327-4004
Cell: (608) 212-3033
chris.etman@lee-associates.com

Blake George
Direct: (608) 327-4005
Cell: (608) 209-9990
bgeorge@lee-associates.com

2017 The information contained herein is based on estimates and assumptions and is presented for illustrative purposes only. No representation, warranty or guarantee of any kind is made.

Housing Goals, Strategies, Toolkit and Implementation Plan



PROPOSAL FOR:
HOUSING GOALS, STRATEGIES, TOOLKIT AND IMPLEMENTATION PLAN

Prepared for
the City of Fitchburg
July 17, 2017

The logo for MSA (Metropolitan Service Associates), with 'MSA' in a bold red font and 'PROFESSIONAL SERVICES' in a smaller font below it.The logo for UrbanAssets, featuring a stylized city skyline icon and the text 'UrbanAssets' in a bold, sans-serif font.

Approach



- ❖ Capitalized a Housing Fund via TIF 7
- ❖ Funding \$127,0008
- ❖ Housing Task Force Launch January
- ❖ Study Estimated to be Completed Late Spring 2018

Infill Development Workforce Housing - Habitat for Humanity



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- ❖ *Renaissance on the Park – Habitat for Humanity*
- ❖ **Workforce Housing**
- ❖ **36 total single family home sites**
- ❖ **Verona Area School District**



www.fitchburgwi.gov

West Fitchburg Housing - Quarry Vista



Hammersley Quarry... Recaptured & Repurposed

Welcome to Fitchburg's Newest Neighborhood **QUARRY VISTA**

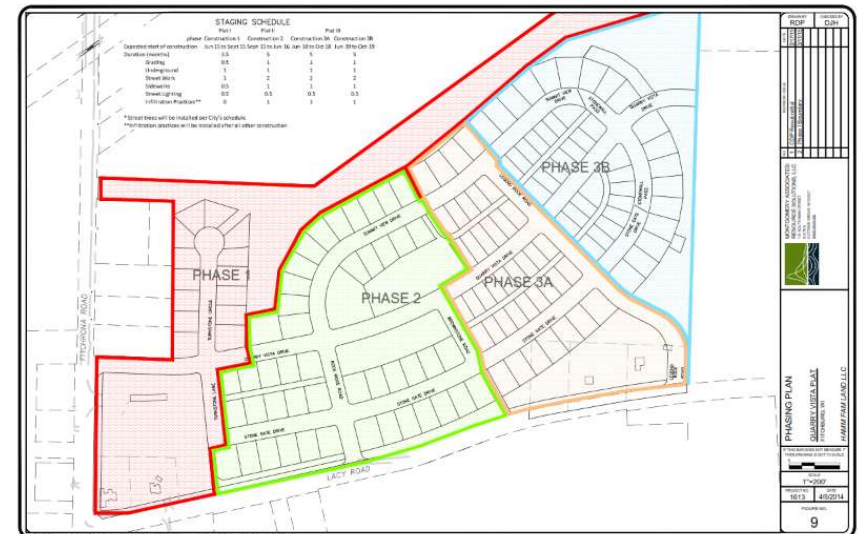
Fitchburg Single Family & Duplex Lots
Verona Area School District

QUARRYVISTA.COM CBSUCCESS.COM

COLDWELL BANKER SUCCESS

For more information:
realestate@cbsuccess.com
1.800.747.9962

- ❖ Quarry Vista
- ❖ 136 single family lots
- ❖ 30 two family lots
- ❖ 152 apartments
- ❖ 72.4 acres
- ❖ Verona Area School District



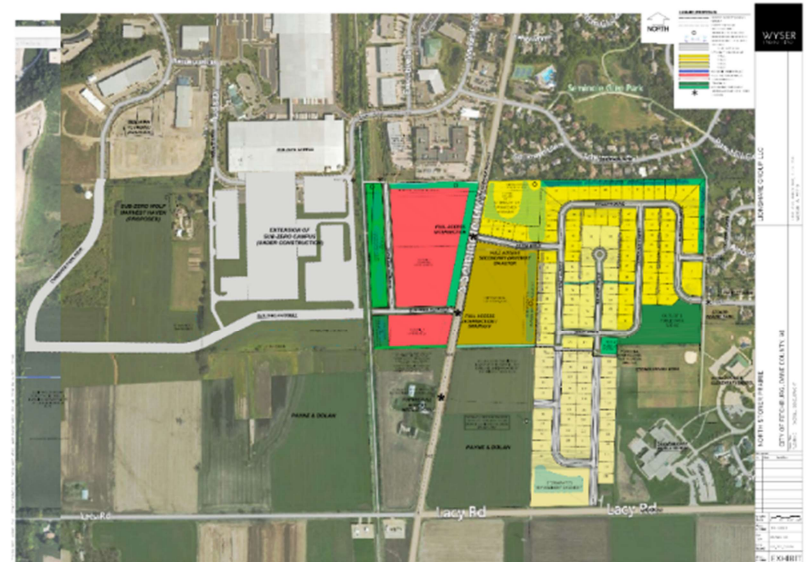
West Fitchburg Housing - North Stoner Prairie



- ❖ *Stoner Prairie Subdivision*
- ❖ 160 Single Family Units
- ❖ Blackhawk Church Site
- ❖ Total Site Acreage: 97.8
- ❖ Verona Area School District
- ❖ 22 Acres Industrial/Commercial Seminole Business Park (proposed)
 - ❖ Sub Zero Parkway road extension
- ❖ Harvest South – 50 Townhomes



Proposed Blackhawk Church



South Central Fitchburg Housing - Fahey Fields



- ❖ *Fahey Fields – Approved*
- ❖ 102 single family lots
- ❖ 180+ multi-family units
- ❖ 80 acres
- ❖ Oregon Area School District

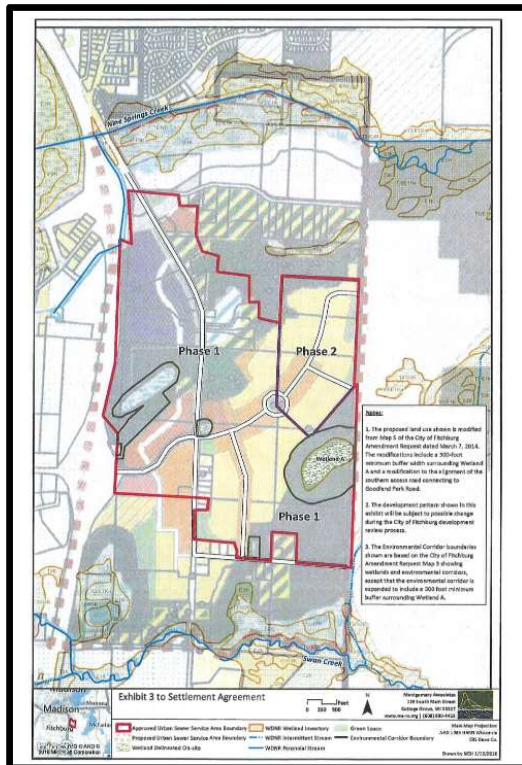
- ❖ 1 Glen Place
- ❖ 144 Multi-Family Units
- ❖ 40 Stacked Flats
- ❖ 7 Townhomes



East Fitchburg Housing - Terravessa

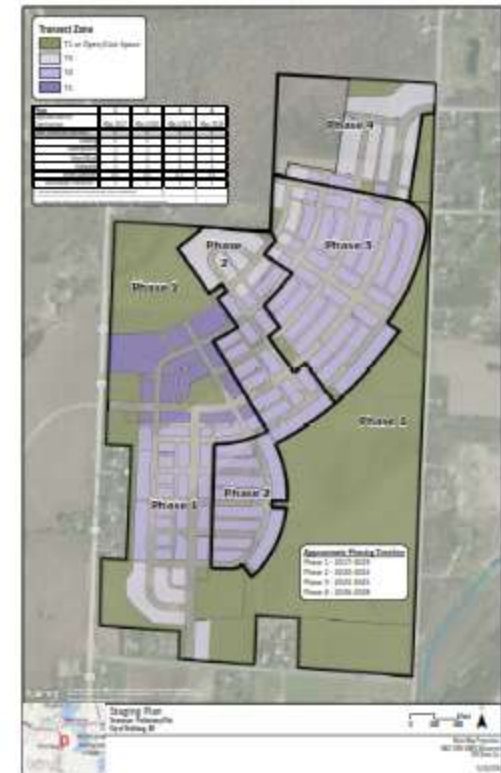


Terravessa



- ❖ **511 acres, 1500 dwelling units**
 - ❖ 250 single family lots
 - ❖ 750 multi-family units
 - ❖ 500 medium density units
 - ❖ Lots available Fall 2018

- ❖ **Features**
 - ❖ Smart Code zoning
 - ❖ Oregon School Site (proposed)
 - ❖ Wi-fi Neighborhood
 - ❖ Future transit
 - ❖ Community Car
 - ❖ B Cycle
 - ❖ Urban farming



Senior Housing



Oak Park Senior Housing

- ❖ 73 Units
- ❖ South Fish Hatchery Road



Condominium Developments



- ❖ *Glen Brook Heights*
- ❖ Final Phase
- ❖ 72 Units



- ❖ *FTC Lofts*
- ❖ Final Phase
- ❖ 27 Units



- ❖ *Remington Park*
- ❖ Final Phase
- ❖ 34 Units



- ❖ *Fitchburg Townhomes: SJ Acquisitions, LLC*
- ❖ 47 Total Units
- ❖ Phase 1 20-25 Units
- ❖ Proposed



- ❖ *Sunflower Estates: Fleming Development*
- ❖ 15 Duplex Condos
- ❖ 30 Total Units
- ❖ Proposed

Questions?? Thank you!

