



► Farmington Glen / Salem, Wisconsin

The Site:

Farmington Glen consists of 161 acres just west of Route 83 in the Town of Salem, Wisconsin, which is approximately five miles north of the Illinois/Wisconsin state line. The site has gently rolling topography and some wetland impacts. Southern Wisconsin has been experiencing development pressure as a result of the growth of the Chicago area and the relative difficulty in finding development sites in Lake County, Illinois. Residential activity has already started in the area around Farmington Glen and in nearby Paddock Lake, Wisconsin. In addition, Abbott Laboratories recently acquired over 450 acres at the Route 165 interchange with Interstate 94, approximately eight miles to the east of Farmington Glen.



Value Added:

V3 Realty has worked with the Town of Salem to annex the property into the Salem Utility District and include the property in the Sewer Service Area. In keeping with the Salem Neighborhood Plan, the current plan for the property proposes 191 single family lots. Salem will be extending a new sanitary sewer trunk line, which will service the property. The Town does not currently have a municipal water system, but V3 and Salem are working toward that goal with a community well in Farmington Glen as the initial phase. The plan for the property envisions significant open space, which will enhance the value of many of the single family lots and minimize impacts to existing wetlands. ▲