

Construction



**We build to last
and have lifelong
impact.**



Commonwealth is unique in our breadth of knowledge, experience and ability to deliver housing that exceeds expectations, adds value and enhances the lives of the residents we serve and the communities in which we work. Our new construction developments are constantly evolving to provide our residents with the amenities and design features that they are looking for in the place they call home.



For more information, go to:

www.commonwealthco.net/development

📞 920.922.8170

✉ info@commonwealthco.net

CONSTRUCTION



COMMERCIAL

Commercial construction is an ever-changing and fast-paced field that requires experience to keep projects on time and on budget. Commonwealth Construction's team of knowledgeable and conscientious managers give the customer an advantage over our competitors. Our diverse experience, both at the management level and in the field, makes us the right choice for all commercial construction projects.

CONSTRUCTION MANAGEMENT

Commonwealth Construction's goal is to work effectively with all members of the construction team to ensure a quality project that is on time and on budget. From the very beginning stages of any project, Commonwealth ensures that our customers' desires are the top priority. We pride ourselves on customer satisfaction on all projects. Whether it's design/build or hard bid, Commonwealth strives to complete the project with the owner's best overall value in mind without compromising quality.

MULTI-FAMILY

Commonwealth Construction's expertise in multi-family construction offers the customer a superior advantage on all levels. From design to construction, value engineering to efficiency, we can provide an end product that will provide the owner with marketable units a cut above the rest. Multi-family construction can be challenging, but Commonwealth is prepared to help you with all aspects to complete the project.

FEATURED PROJECTS

● 2 OAKES	New Orleans, LA	400 Units
● MADISON ON BROADWAY	Madison, WI	48 Units for Families
● BEACON AVENUE COTTAGES	New London, WI	40 Units for Families
● BLUE BELL LOFTS	Columbia City, IN	52 Units for Seniors
● MISSION VILLAGE OF GREELEY	Greeley, CO	50 Units for Families
● PORTER HOUSE	Greeley, CO	100 Units for Families
● MISSION VILLAGE OF PECOS	Pecos, TX	60 Units for Families
● EXCHANGE @ 104	Fond du Lac, WI	48 Units for Families
● WILLIAM A. PASSAVANT	Milwaukee, WI	51 Units for Seniors
● IMMEL INSURANCE BUILDING	Taycheedah, WI	New Office Building
● AMNICON FALLS – VISITOR CENTER	Amnicon, WI	Visitor Center



For more information, go to:

www.commonwealthco.net/development

📞 920.922.8170

✉ info@commonwealthco.net

Development



Others call it
development.

We call it inspiring a
community.



Since 2001, it's been our mission to develop quality, affordable housing. The Commonwealth Development team is unique in our breadth of knowledge, experience and ability to deliver housing that exceeds expectations which also adds value and enhances the lives of the residents we serve, as well as communities in which we work. We pursue these goals as a community partner by working closely with neighborhood leaders, urban planners, state and local organizations and governments.



For more information, go to:

www.commonwealthco.net/development

📞 920.922.8170

✉️ info@commonwealthco.net

DEVELOPMENT



A team of highly experienced developers, contractors and property managers, Commonwealth brings extensive knowledge of unique and sophisticated financial structures inherent in the development of affordable housing, superior and cost-efficient construction processes, and state of the art property operations to bear upon any project we develop and operate.

It's our mission to build or renovate housing stock that provides high-quality, affordable places for people to live. We seek to preserve and restore the architectural legacy of the communities in which we work.

Our team is unique in our breadth of knowledge, experience and ability to deliver housing that exceeds expectations, adds value and enhances the lives of the resident we serve and the communities we work in. We pursue these goals as a community partner; working closely with neighborhood leaders, urban planners, preservationists, as well as state and local organizations and governments.

FEATURED PROJECTS

● AUXILIARY COURT	West Bend, WI	60 Units for Seniors
● BLUE BELL LOFTS	Columbia City, IN	52 Units for Seniors
● MISSION VILLAGE OF GREELEY	Greeley, CO	50 Units for Families
● MISSION VILLAGE OF SHEBOYGAN	Sheboygan, WI	76 Units for Families
● NEWBURY PLACE	Ripon, WI	40 Units for Families
● WESTERN TOWNHOMES	Neenah, WI	68 Units for Families
● WILLIAM A. PASSAVANT	Milwaukee, WI	51 Units for Seniors



For more information, go to:

www.commonwealthco.net/development

📞 920.922.8170

✉ info@commonwealthco.net

Management



We offer communities
a chance to develop,
grow, and inspire.



Management is key.

Commonwealth Management Corporation is a national real estate investment management firm headquartered in Fond du Lac, Wisconsin. Providing multi-family residential and commercial real estate owners and investors with a broad scope of realty services, including rehabilitation, property management, and re-positioning of real estate assets.



For more information, go to:

www.commonwealthco.net/development

📞 920.922.8170

✉️ info@commonwealthco.net

MANAGEMENT



THIRD PARTY MANAGEMENT

At Commonwealth, people are our priority. When we provide third party management, we know it has to be more than a “one-size-fits-all” approach. Way more. Our team develops relationships with our partners and clients to tailor a third party management solution that addresses specific community needs. We’ll listen, collaborate, and develop a plan that accomplishes your goals. Then, together, we’ll create a home unlike any other.

ASSET RENOVATION

Commonwealth Management has worked closely with Commonwealth Construction on numerous renovation projects. These projects have involved both the adaptive reuse of an existing building of historic significance and the renovation of existing housing stock. Commonwealth Management Corporation has the experience to position properties so they flourish in their respective marketplace.

ASSET REPOSITIONING

Knowledge of the marketplace and implementing creative ideas has helped Commonwealth become an industry leader in asset reposition. Commonwealth is able to use its understanding of the market area and trends in order to maximize a property owner’s investment and long-term goals.

LEASE-UP CAMPAIGN

Commonwealth’s team has a track record of success with lease-up campaigns, new products, recycled products or distressed products being brought back from the brink. Our extreme diligence and proactive approach has proven to be a valuable asset that ends up saving owners’ money.

FEATURED PROJECTS

Commonwealth has a total of over 4,100 units under management in the United States.

● AUXILIARY COURT	West Bend, WI	60 Units for Seniors
● BLUE BELL LOFTS	Columbia City, IN	52 Units for Seniors
● MISSION VILLAGE OF GREELEY	Greeley, CO	50 Units for Families
● MISSION VILLAGE OF MONAHANS	Monahans, TX	49 Units for Families
● MISSION VILLAGE OF SHEBOYGAN	Sheboygan, WI	76 Units for Families
● WILLIAM A. PASSAVANT	Milwaukee, WI	51 Units for Seniors



For more information, go to:

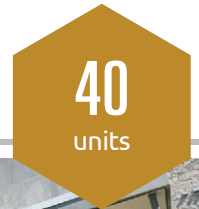
www.commonwealthco.net/development

📞 920.922.8170

✉ info@commonwealthco.net

Newbury Place

📍 935 Newbury Street
Ripon, Wisconsin 54971



Newbury Place is an exciting renovation that repurposed the old Ripon Memorial Hospital into apartment homes. In addition to the hospital, Newbury Place also includes new construction two-story townhomes.

This unique project lends itself to a variety of distinct apartment layouts within the historic hospital building with spacious floor plans. Our townhome plan includes a variety of wonderful features including: private entrances, attached garages, individual furnaces with central air, fully-equipped kitchens which include a range, refrigerator, dishwasher, and disposal.

Developer: Commonwealth Development Corporation
Contractor: Commonwealth Construction Corporation
Property Manager: Commonwealth Management Corporation

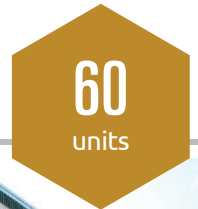


For more information, go to:
www.commonwealthco.net/development

📞 920.922.8170 ✉️ info@commonwealthco.net

Auxiliary Court

📍 201 Auxiliary Court
West Bend, Wisconsin



Auxiliary Court is a 60 unit senior housing development located in West Bend, Wisconsin. Every apartment has two bedrooms, an in-unit laundry, and a balcony. The Auxiliary's development includes underground parking, a beauty salon, community space, internet café, and a fitness center.

Developer: Commonwealth Development Corporation

Contractor: Commonwealth Construction Corporation

Property Manager: Commonwealth Management Corporation



For more information, go to:

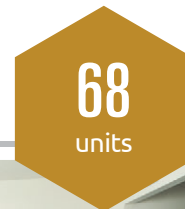
www.commonwealthco.net/development

📞 920.922.8170

✉ info@commonwealthco.net

Western Townhomes

📍 140 N Western Avenue
Neenah, Wisconsin



Western Townhomes is a 68-unit family housing development located in Neenah, Wisconsin. Formerly a blighted industrial site surrounded by residential, single-family homes, the redevelopment of this site into townhomes for working families has improved an entire neighborhood. Western Townhomes offers, large, two-story units, individual garages, a sustainably built clubhouse for resident use.

Developer: Commonwealth Development Corporation

Contractor: Commonwealth Construction Corporation

Property Manager: Commonwealth Management Corporation



For more information, go to:

www.commonwealthco.net/development

📞 920.922.8170

✉ info@commonwealthco.net

Mission Village of Greeley

📍 320 23rd Avenue
Greeley, Colorado 80631



Mission Village of Greeley offers 50 units of family housing centrally located in Greeley, CO. The property consists of 2, 3 and 4-bedroom units. Mission Village of Greeley's amenities include a community room, fitness center, computer room and all units have garages and washers and dryers.

Mission Village of Greeley was awarded Best Residential - City of Greeley Excellence in Community Design 2016.

Developer: Commonwealth Development Corporation

Contractor: Commonwealth Construction Corporation

Property Manager: Greeley Housing Authority



For more information, go to:

www.commonwealthco.net/development

📞 920.922.8170

✉ info@commonwealthco.net

Meet Louie Lange III



PRESIDENT

Commonwealth Development
Corporation

📍 Fond du Lac, WI

📞 Phone: 920-238-3701

✉️ l.lange@commonwealthco.net

Commonwealth is...

“a true community partner who works with everyone from urban planners and government agencies to neighborhood leaders and preservationists.”

Focus: Continuing to grow the firm that started in his basement, to a team in excess of 100 people and \$30 million in annual revenue. He has a keen eye for maximizing revenue opportunities from every opportunity in the development, construction and property management of real estate. Many times this desire has led to horizontal and vertical integration of Commonwealth's business through partnerships, acquisitions and “start-up” of new ventures.

Experience: Louie Lange III received his Bachelor of Science in Business Administration and Management from Marquette University and his MBA from the University of Notre Dame – Mendoza College of Business. A former officer in the United States Marine Corps, Louie is President and founder of The Commonwealth Companies, which was established in 2001.

Impressive Facts: Commonwealth has received the Wisconsin Builder's Association Developer-of-the-Year Award in 2008, the Avenues West Association Community Investment Award in 2012, the Marian University Economic Development Award in 2012 and the Wisconsin Main Street Award for Best New Building Project 2013, the Wisconsin Main Street Award for Best Adaptive Reuse Project 2013.

Fun Stuff: Louie loves to travel and experience new places especially with his family and friends – throw in outdoor activities such as hiking, skiing or hunting followed up with a drink around a fire and you are in his happy place.



For more information, go to:

www.commonwealthco.net/development

📞 920.922.8170

✉️ info@commonwealthco.net