

# Recent Development in the Fond du Lac & North Plan Area

September, 2009



20th & Brown TID  
North/Fond du Lac/Brown/23rd

Approved in 2006, the 20th & Brown Tax Incremental District (TID) funds \$3.1 million of public infrastructure, site acquisitions, and remediation costs and provides loans/grants for rehabilitating existing homes. Legacy Development Partners plans to develop the area with up to 60 detached single-family homes and 24 townhouses.



Prince Hall  
1210 W North Av

Prince Hall, a 24 unit mixed-use development, was completed in 2008. The apartments, funded using Low Income Housing Tax Credits, are fully leased. Commercial space is also fully occupied.



United House  
2500 W Center St

United House, a 24 unit supportive apartment building developed by United Christian Church and Cardinal Capital Group, is the first in Milwaukee designed to provide supportive, independent living for individuals with mental illness. Financing for the project, completed in 2008, included Low-Income Housing Tax Credits and a County Housing Trust Fund grant.



Fond du Lac Center  
2708 W Center St

Construction was completed in 2007. The project includes 24 units and approx. 5,000 sq ft of retail space.



Toussaint Square  
3405 W North Av

Developed by the North Avenue Community Development Corp. with construction completed in 2006, Toussaint Square is a mixed-use building with 24 residential units and 12,000 sq ft of ground floor office / retail space.



Cherry Court  
1524 N 24th St

This Hope VI 120 unit apartment complex for the elderly and people with disabilities is a state-of-the-art, five-story, green building. HACM also constructed 75 single-family homes and 1 duplex in the Cherry Court neighborhood under a separate HOPE VI grant and WHEDA Tax Credits.



Walnut Way  
North/12th/Walnut/Fond du Lac/20th

Walnut Way Conservation Corps received a \$1 million Zilber Neighborhood Initiative Award to help transform this 30 block area. Private investment of \$19 million supported the development of 125 new homes, 142 rehabilitated homes, a neighborhood center, and 42 rain gardens.



Josey Heights  
14th/Lloyd/12th/Brown

Marketing is ongoing. Two of the three homes are sold and occupied.



Johnsons Park  
20th/Fond du Lac/Brown

Milwaukee County began work in Aug. 2009 on a \$6.2 million project to rebuild the park. The first stage is to remove park berms. A 2002 Public Policy Study rated Johnsons Park as a park in need of improvement in an area underserved with green space.