

Recent Development in the Fond du Lac & North Plan Area

April, 2009



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

The 20th & Brown Tax Incremental District (TID) was approved in September 2006. The City's DPW has completed a portion of the public improvements, with the balance expected to be done by Dec. 2009. According to Milwaukee County, berm removal in Johnsons Park is scheduled for Spring-Summer 2009. The developer is planning their marketing strategy and assembling builders for the project.



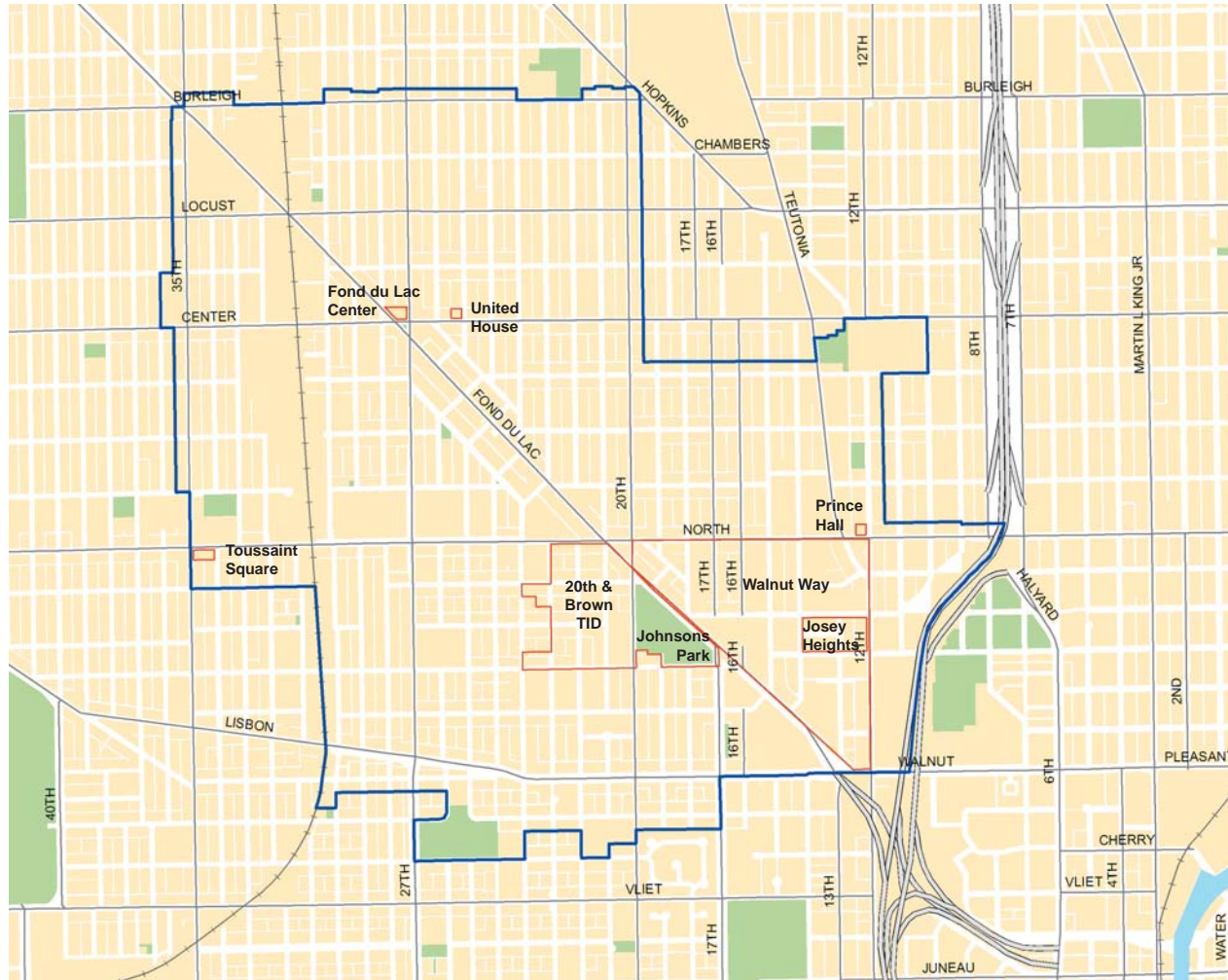
Prince Hall
1210 W. North Ave.

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 is a 24-unit supportive apartment building, developed on property purchased from the City of Milwaukee by United Christian Church (located around the corner at 2535 W. Hadley) and Cardinal Capital Group. Construction was completed in Aug. 2008. The building is the first in Milwaukee designed to provide a supportive, independent living option for individuals with mental illness. On-site services are provided by Our Space, Inc. The financing package included an allocation of Low-Income Housing Tax Credits and a grant from the Milwaukee County Housing Trust Fund.



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

Walnut Way Conservation Corps received a \$1 million Zilber Neighborhood Initiative Award to help transform the 30 block area surrounding its original sustainable neighborhood. Through the Walnut Way Conservation Corps, \$19 million of private housing investment has 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.



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 Ave.

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 square feet of ground floor office/retail space.



Johnsons Park
20th/Fond du Lac/Brown

The Rotary Club of Milwaukee announced a \$100,000 donation to the Greater Johnsons Park Initiative. In addition, TID No. 65 (20th-Brown) set aside \$100,000 for berm removal in the park. According to Milwaukee County, the berm removal work will commence in Spring-Summer 2009. A 2002 Public Policy Study rated Johnsons Park as a park in need of improvement in an area generally underserved with green space.