

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

September, 2009



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

The 20th & Brown Tax Incremental District (TID) was approved in 2006. The TID funds \$3.1 million of public infrastructure, site acquisitions, and remediation costs and provide 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.



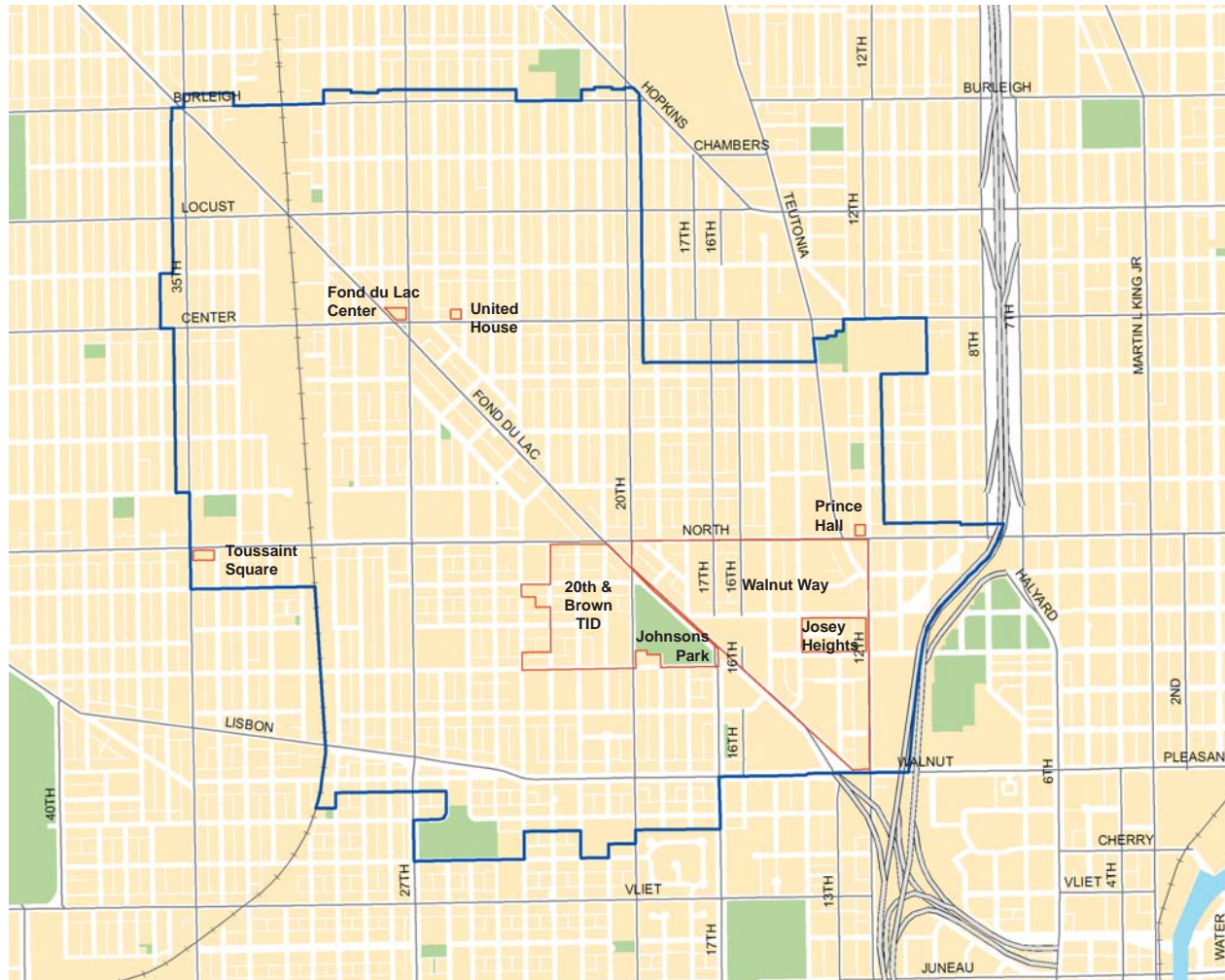
Prince Hall  
1210 W. North Ave.

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

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