

ADJACENT NEIGHBORHOODS

Project Recommendations

Some of the Fond du Lac and North Area Plan is outside of the Amani, Lindsay Heights, Metcalfe Park, and Midtown neighborhoods. Because these areas are smaller portions of neighborhoods, the recommendations in this section are not divided into the same categories as the other neighborhoods.

- **N. Hopkins.** The area near N. Hopkins Street, roughly bounded by N. 12th Street, N. 20th Street, N. Hopkins Street, W. Locust Street, and Teutonia Avenue.
- **King Park.** A small area south of W Walnut Street between N 13th and N 20th Streets
- **Sherman Park East.** This area covers a small portion of the Sherman Park neighborhood, roughly bounded by the 30th Street Corridor, W. Burleigh Avenue, N. 37th Street, and W. Center Street.
- **Walnut Hill.** Neighborhood south of W. North Ave. between 35th Street and the Soo Line Railroad.

SHERMAN PARK EAST



>N. 35th and W. Center Streets. Encourage the redevelopment of the former St Mary's convent site with residential, commercial, or mixed-use development. Ensure the redevelopment includes community amenities and attractive public space. **The image on the opposite page** shows a multi-family development with community space on the first floor and a small plaza on the corner that could be used for a pop-up market

>Community Within The Corridor. Support the proposed renovation of the former manufacturing campus on the north side of W. Center Street, between N. 33rd Street and the Soo Line Railroad, for affordable housing and other resident and community-serving uses.

>MCTS Site: The City should advocate for a competitive request for proposals ("RFP") process. The site is large and can accommodate a range of uses, including light industrial, commercial, and multi-family housing, as long as they are laid out in a way that is sensitive to the surrounding neighborhoods.



Potential development at N. 35th and Center featuring housing and a community market space.
Credit Community Design Solutions

HOPKINS



>**Vacant Lot Improvements.** Plant trees in vacant lots to increase the tree canopy, fill in gaps between buildings, and beautify the neighborhood. Prioritize vacant lots along W. Locust and N. Hopkins Streets due to their high visibility. Plantings should not preclude future development or encroach on neighboring properties. Encourage the restoration and reuse of the property at 1703 W Hopkins Street



>**Midtown Housing Rehabilitation.** Encourage the renovation of existing housing throughout the Midtown neighborhood to improve resident health and housing stability and to increase opportunities for homeownership and affordable rental housing.

> **Bike Share.** Expand the Bublr Bike Share network. Potential bike share stations in the Amani neighborhood include near the intersection of W. Locust and N. 15th Streets.

WALNUT HILL



>**30th Street Corridor Trail.** Support state and local efforts to develop a shared use path along the Wisconsin & Southern Railroad corridor, in coordination with commuter rail initiatives. Ensure that the trail has convenient access points within the neighborhood and is connected to the City’s low-stress bike network and public open spaces.

>**3201 W. North Avenue.** Restore the historic building and occupy with an active use.

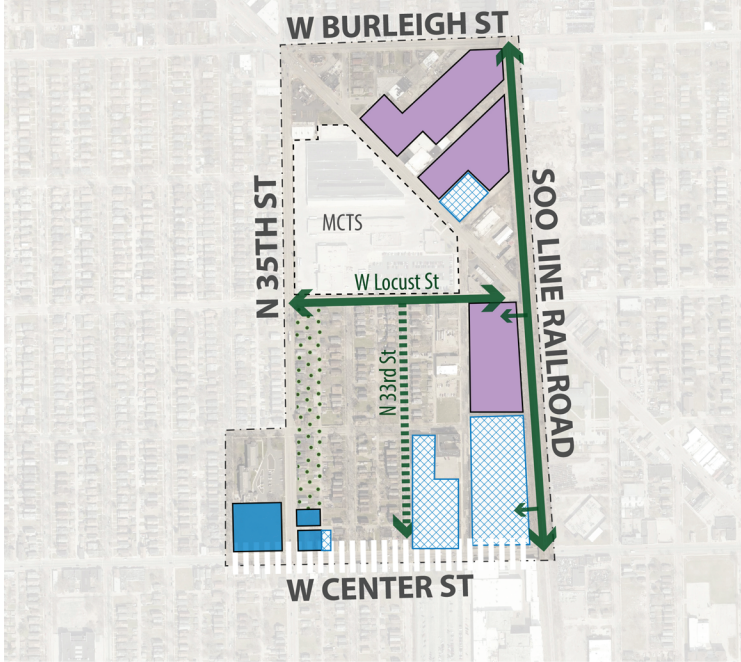
> **W Walnut St and N 17th St Neighborhood Boulevards.** Reconstruct W. Walnut Street and N. 17th Street (south of W. Fond du Lac Avenue) as two-lane boulevards with additional trees and green infrastructure to improve safety for all users, advance sustainability goals, beautify the neighborhood, and support residential development in the area. >**3209 W. North Avenue** Encourage renovation as a “maker space” or event venue concept. The City- owned land to west and south could allow for a larger site.

KING PARK

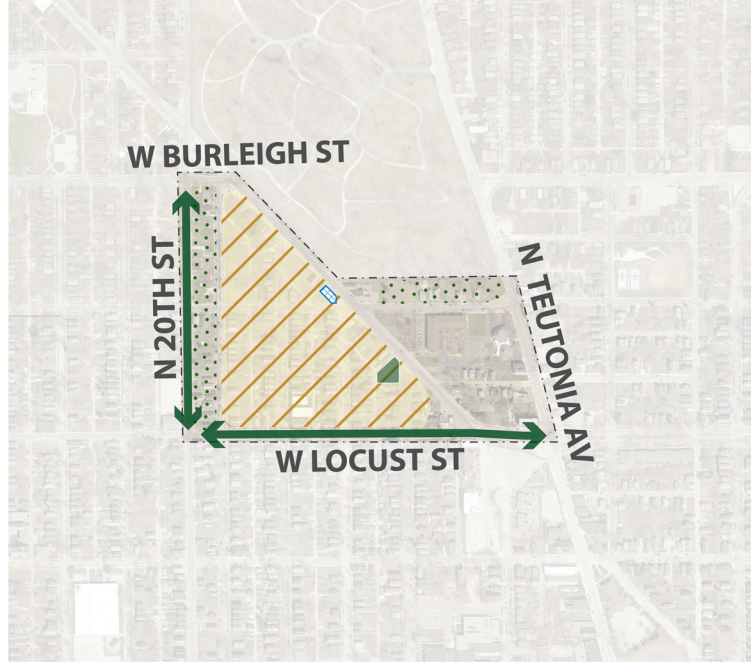
>**Scot Industries Site.** Encourage the redevelopment of the former. Scott industries property at 1532 W Galena Street for residential uses.

>**N. 17th Street.** Reconstruct N. 17th Street (south of W. Fond du Lac Avenue) as two-lane boulevards with additional trees and green infrastructure to improve safety for all users, advance sustainability goals, beautify the neighborhood, and support residential development in the area.

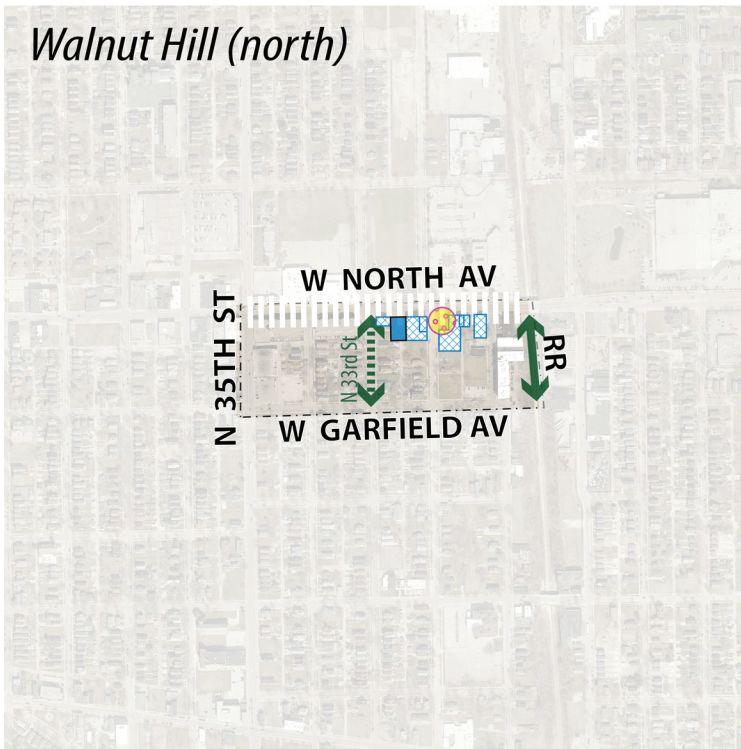
Sherman Park (east)



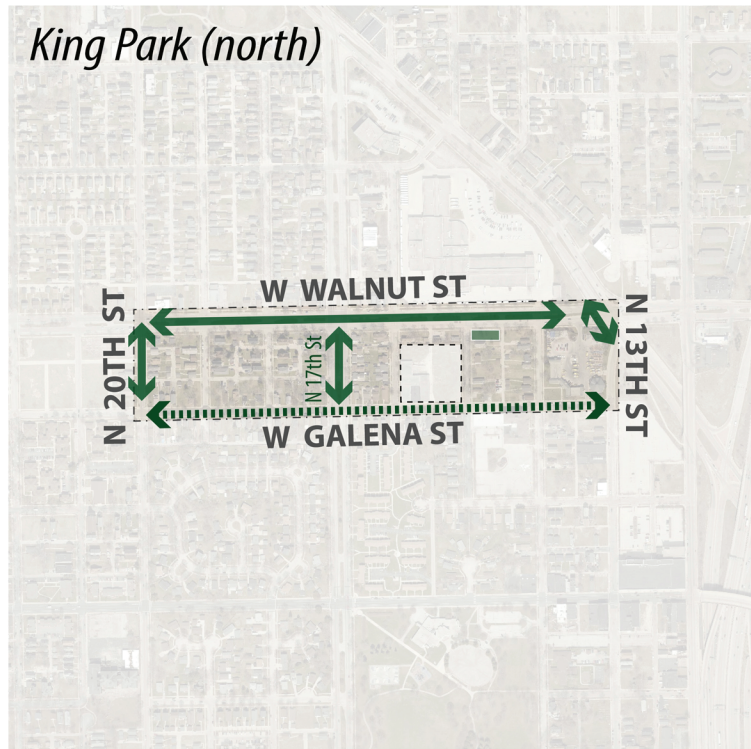
Hopkins Street (south)



Walnut Hill (north)



King Park (north)

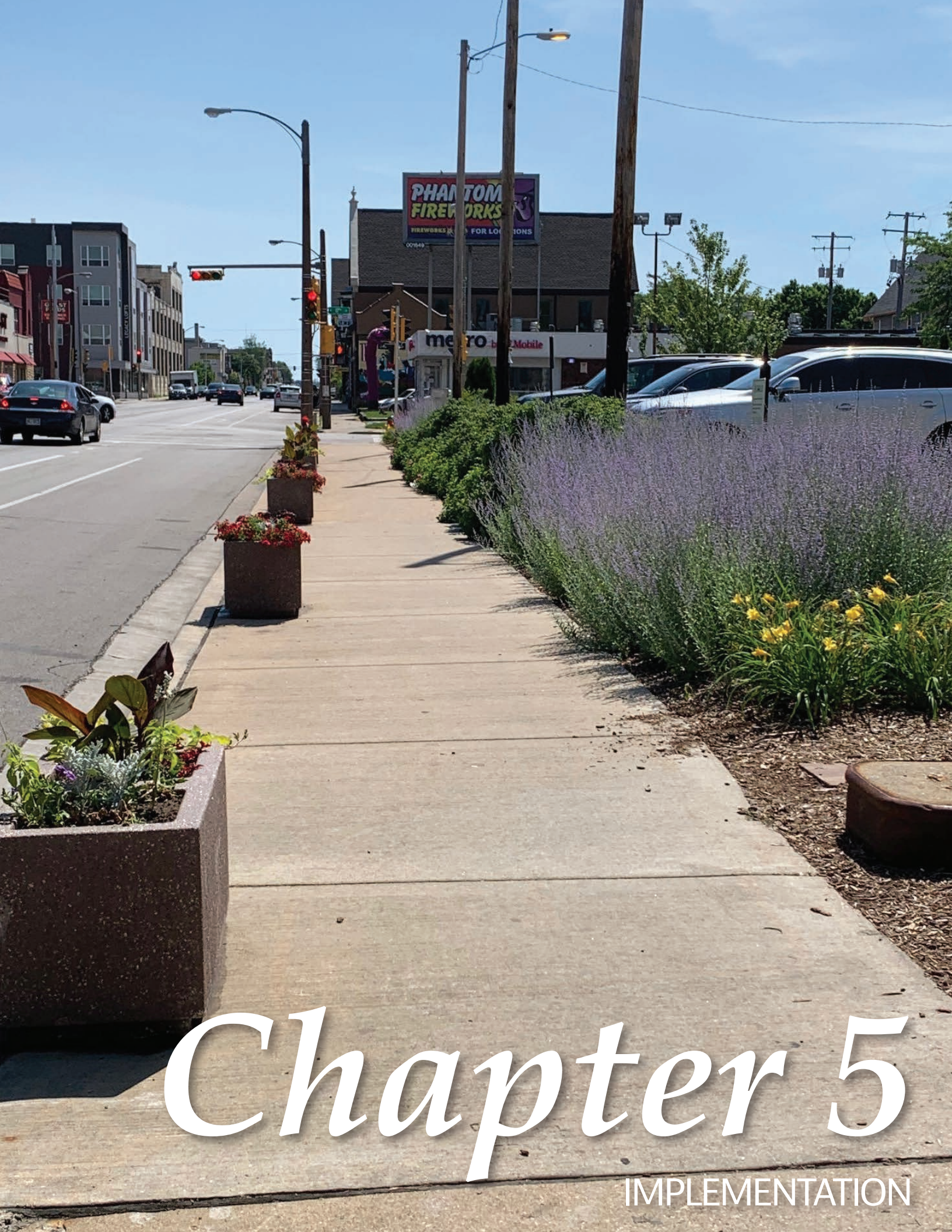


- Potential Street Reconstruction
- Rapid Implementation Safety Project
- Potential Bike Boulevard
- Potential Separated Bike Path or Trail
- New or Improved Public Open Space

- Housing Rehabilitation Area
- Building Renovation or Reuse
- Multi-Family or Townhome Site
- Commercial or Mixed-Use Site
- Commercial or Industrial Site

- Community Art Project
- Vacant Lot Improvements
- Green Parking Lot Opportunity
- Solar Energy Opportunity
- Area of Special Interest
- Existing and Potential City Subdivisions





Chapter 5

IMPLEMENTATION

REALIZING THE VISION...

Adopting this Plan is just the first step. Implementing the recommendations contained within this plan—in order to realize the goals set by the community – is where the real work begins. Just as creating this plan was the work of many, implementing the recommendations will be a collaborative effort. Similarly, multiple funding sources will often be required. City departments and governmental agencies, community organizations, philanthropic organizations, nonprofits, advocacy groups, and the private market all have roles to play.

The tables on the following pages identify the priority recommendations and projects found in Chapter 4 and identifies the time frame, the lead implementer, supporting partners, potential funding sources, and the related planning effort that supports the recommendation. The map illustrates these priority projects.

Over the ten to twenty year lifespan of an Area Plan, the City and partners are prepared with a vision that meets many different situations. Some of the recommendations are well within reach and on track to be accomplished in the next couple years, while others will take more time and effort. Recommendations need to be ambitious and aspirational! Community engagement was integral to the development of this Plan, and ongoing community engagement is essential when moving forward with any one of these recommendations to make sure that community sentiment is reflected.



CONTINUOUS & SHORT-TERM RECOMMENDATIONS					
	Neighborhood	Lead Role	Supporting Partners	Potential Funding Sources	Related Planning Efforts
Vacant Lot Improvements Plant trees to beautify vacant lots	All	DCD, Community Partners	Nonprofits	DCD and community organizations	Amani Revitalization Plan, ReFresh Milwaukee
Housing Rehabilitation Prioritize renovation on existing housing stock	All	DCD	Nonprofits	City and Nonprofit	Lindsay Heights QLP, MKE Elevate, MPCB Strategic Plan, Amani Revitalization Plan
Rapid Implementation Safety Improvements Implement quick, safe changes to dangerous streets	All	DPW	WisDOT, DCD, Community Partners	DPW, State, Federal	Milwaukee Pedestrian Plan, Amani Revitalization Plan, MPCB Strategic Plan
Bus Rapid Transit Support new, quicker bus service on 27th and Fond du Lac	All	MCTS	DPW, DCD, SEWRPC	Milwaukee County	SEWRPC 2050
Fondy Farmer’s Market Reinvigorate physical space for year-round use	Amani	Fondy Market	Marketplace BID	Fondy Market, other	Lindsay Heights QLP
Butterfly Park Reconstruct playground	Metcalfe	DPW	MPCB	DPW, grants	MPCB Strategic Plan
Tiefenthaler Park Support redesign	Midtown	Milwaukee County		Milwaukee County	
Ikon Hotel & Conference Center Support renovation of Sears building	Amani	Owner/ Developer	DCD	Developer, DCD	
Josey Heights and Walnut Circle Subdivisions Support high quality, market rate housing	Lindsay Heights, Midtown	City/ Developer		Developer, DCD, Homeowner	

MID-TERM RECOMMENDATIONS

	Neighborhood	Lead Role	Supporting Partners	Potential Funding Sources	Related Planning Efforts
30th Street Corridor Trail Shared use path along rail in coordination with commuter rail initiatives	Amani, Metcalfe, Midtown	Route of the Badger	DPW, DCD, NWS CDC	DPW, WisDOT, other	
Community Land Trusts Support community efforts for permanent affordable housing solutions	Amani and Metcalfe	Community Partners	DCD	City and Philanthropic	MPCB Strategic Plan
Former MEC Site Encourage redevelopment or reuse	Lindsay Heights	Owner/ Developer		Owner/ Developer, DCD CC Grant	
Library Square Art Hub Community-led public art and safety improvements	Amani	DPW, DCD, Community Partners	Local arts groups	City and Philanthropic	
Eco Main Street Install green infrastructure and trees when reconstructing North Avenue, from 8th-20th Street	Lindsay Heights	DPW, ECO	DCD, Community Partners	City	ReFresh Milwaukee

LONG-TERM RECOMMENDATIONS

	Neighborhood	Lead Role	Supporting Partners	Potential Funding Sources	Related Planning Efforts
N. 35th and W. Center Streets Encourage multi-use development with community space	Sherman Park-East	DCD/ Developer		Developer	
Fondy North Transit Oriented Development Encourage redevelopment near transit	Midtown	DCD, Owner/ Developer		Owner/ Developer, DCD CC Grant	

Acronyms & Abbreviations

BID	Business Improvement District	MPCB	Metcalfe Park Community Bridges
CC	Commercial Corridor	NW CDC	Northwest Side Community Development Corporation
Community Partners	Dominican Center, Metcalfe Park Community Bridges, and Walnut Way	SEWRPC	Southeastern Wisconsin Regional Planning Commission
DCD	Department of City Development	QLP	Quality of Life Plan
DPW	Department of Public Works	WisDOT	Wisconsin Department of Transportation
ECO	Environmental Collaboration Office		

