

# Fond du Lac firm plans two area assisted-living complexes

The Business Journal of Milwaukee - by [Pete Millard](#)

A Fond du Lac development company is building two affordable, assisted-living apartment complexes in Milwaukee for \$18 million.

**SunStarr Real Estate Group** is investing \$10 million in an 80-unit, assisted-living apartment building called Garden Terrace at 10851 W. Donna Drive on Milwaukee's northwest side. The firm's second project is an \$8 million apartment building called Clarke Terrace at 1740 W. Pierce St. across the street from the Clarke Square shopping center.

The SunStarr apartments received 2007 low-income housing tax credits from the Wisconsin Housing and Economic Development Authority, said Scott Stevlingson, the company's chief operating officer.

"We'd like to do more projects on the city's south side, but there are few vacant sites to work with," said Stevlingson.

In exchange for the tax credits, each of SunStarr's new apartment buildings will rent the majority of the units at an affordable rate of 50 to 60 percent of the Milwaukee County median income for senior citizens.

The developments are being financed with equity generated from the sale of the tax credits, an investment loan from Milwaukee's **Helen Bader Foundation** and conventional financing from the Federal Home Loan Bank of Chicago.

Clarke Square Terrace and Garden Terrace will operate as certified Residential Care Apartment Complexes, which combine apartment-style housing with supportive, personal and nursing services. The medical services are provided by **Anew Health Care Inc.**, Wauwatosa, and are aimed at Family Care participants through a contract with the Milwaukee County Department on Aging.

"Our developments allow us to continue our mission of providing Milwaukee seniors the ability to age in their communities by combining high-quality housing with access to on-site medical care," Stevlingson said.

SunStarr has developed and manages more than 1,200 apartment units in a dozen Wisconsin municipalities. Since 2001, the company has focused on providing seniors with an affordable alternative to assisted- and skilled-care facilities by combining the federal tax-credit program and Wisconsin's Family Care program.

SunStarr has one other apartment complex in Milwaukee. In 2005, the company built the 63-unit Garden Place assisted-living apartment for seniors on a parcel adjacent to the site where Garden Terrace is planned.