

LOWER NORTH SIDE NEIGHBORHOOD PLAN



LA CROSSE, WISCONSIN
OCTOBER 1999



ACKNOWLEDGMENTS AND CONTRIBUTORS

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Introduction to the Lower North Side Neighborhood

The attractiveness of the Lower North Side Neighborhood is its small town atmosphere. It is a walkable and resident friendly neighborhood having some of the best assets of urban living. The neighborhood has four churches, three schools, three city parks, an abundance of small businesses, and a rich variety of housing opportunities.

The purpose of this neighborhood plan is to identify issues that are of concern to the residents of the neighborhood, to devise strategies for addressing these concerns, and set the foundation for collaborative efforts between public and private sectors to help implement the plan recommendations. More specifically, neighborhood plans are intended to:

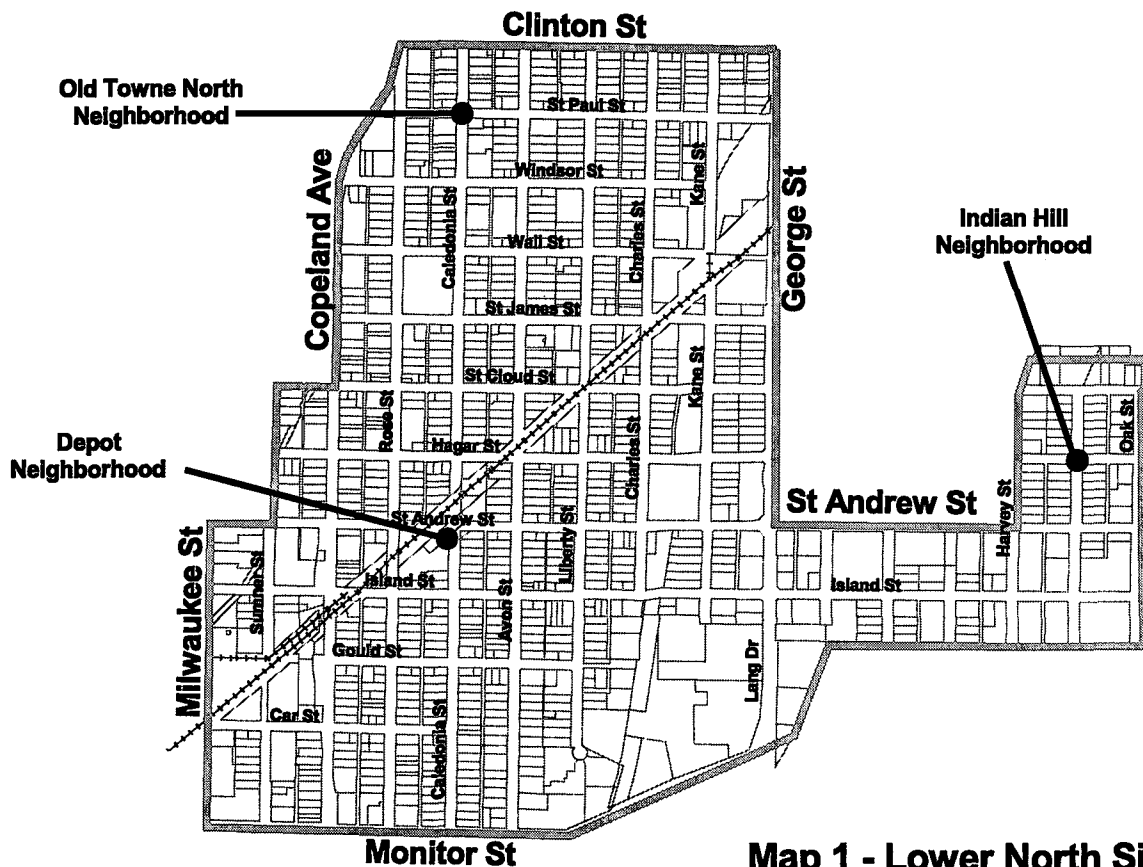
- Educate both city government and neighborhood residents about each

other's concerns and visions for the future.

- Promote collaboration between the city and the neighborhood in order to achieve mutual goals and a shared sense of responsibility.
- Create a "sense of place" within the community by identifying and developing the assets within each neighborhood.
- Initiate change, rather than simply reacting to it, by addressing specific issues and opportunities.
- Strengthen neighborhoods.

What are the boundaries of this neighborhood planning study?

The planning boundaries include Indian Hill, the Depot, and Old Towne North (see Map 1). The study area is bounded by Clinton St. on the north, George St. on the east, Indian Hill to the east, Monitor St. on the South, and Milwaukee St. and Copeland Ave. on the West.



Map 1 - Lower North Side Neighborhood Planning Area

Why was the Lower North Side Neighborhood selected to receive planning services?

The Lower North Side neighborhood was selected for a variety of reasons. It is one of the City's oldest neighborhoods with much of its older housing in need of repair. Many of its residents are renters; consequently, the population is more transient than in more heavily owner-occupied neighborhoods. In 1995, the entire north side was comprehensively rezoned resulting in an emphasis being placed on single family homes. In the fall of 1997, the City created a Tax Incremental Finance (TIF) District around the Depot to renovate the Depot and surrounding neighborhood. Lastly and most importantly, a neighborhood group comprised of residents formed to address neighborhood concerns. This group eventually approached the City for its services.

How did the Lower North Side Neighborhood develop their plan?

Through a series of community forums, neighborhood residents and the business community set the framework for the planning process by identifying the major issues facing the neighborhood. Participants then volunteered to serve on one of three task forces: Housing; Public Infrastructure; and Parks, Open Space and Trails. Their goal was to formulate preliminary strategies for the most important neighborhood issues. More than 30 residents volunteered to analyze these critical issues over an eight-month period.

What is the outcome of the planning process?

The outcome of this planning process is a set of plan recommendations that will enhance the quality of life and environment within the neighborhood. It is understood that the implementation of plan recommendations will vary based upon

existing resources, community support, and priority of need relative to other community planning initiatives. However, the Lower North Side Neighborhood strongly encourages the City, school district, community-based organizations, and the business community to consider funding the neighborhood's recommendations in upcoming budget cycles.

How do the Lower North Side Neighborhood Plan recommendations get implemented?

There are two major steps for plan implementation:

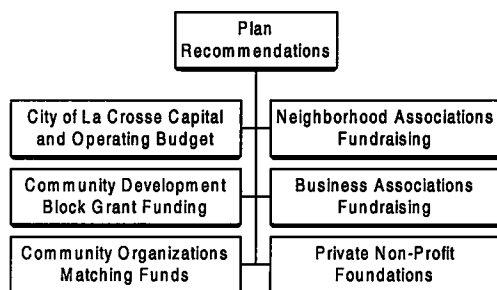
1. *Adoption of the Lower North Side Neighborhood Plan by the La Crosse Common Council.*

Attached to this neighborhood plan is a Common Council resolution that designates City agencies and departments to implement the plan recommendations. Inclusions of neighborhood improvement projects in the capital or operating budget, work plans, or other sources of funding from state or federal governments are possible ways to implement plan recommendations.

2. *Monitor plan recommendations by District Councilpersons, a designated Planning Council, and/or neighborhood associations.* To ensure the carry-through of plan implementation, the City should designate a Planning Council comprised of neighborhood residents, businesses, and other affected interest. For the City's part, the Planning Department should coordinate with City departments the development of and submittal of an annual status report to the Common Council on plan implementation.

What are the possible funding sources that could help implement the neighborhood plan recommendations?

Possible sources include:



What role can the neighborhood play in the implementation of their plan recommendations?

Although the implementation of recommendations is not guaranteed, there are three strategic steps that may help implement the neighborhood's plan recommendations.

1. Neighborhood and business community involvement. One of the most critical factors in determining the success of the neighborhood plan is the involvement of citizens, neighborhood associations, and the business community in the planning process.
2. Public and quasi-public involvement. Building good working relations with District Council Members, City staff, school board representatives (to name only a few) is imperative. Government officials and staff are essential to chaperone recommendations through the necessary channels.
3. Prepare carefully for public presentations. Spell out the recommendations, the alternatives, and the pros and cons of a given issue as clearly as possible. Assemble critical back-up material (for example, results

from a neighborhood survey) to help support your recommendations.

4. Strategically campaign for plan implementation. Developing a strategy for plan implementation is crucial. Strategically approach governmental officials, City departments, and non-profit organizations for funding during their annual budget cycles.
5. Actively participate in the City's Capital and Operating Budget process as well as the CDBG Budget Process. (See Appendix A on page 50 for overview of budget processes).

Should the neighborhood regularly update the recommendations in the Lower North Side Neighborhood Plan?

The Lower North Side Steering Committee strongly believes that this plan should not become a plan that sits on a shelf, gathering dust. The Steering Committee strongly recommends that this plan be viewed as a dynamic document, annually revisited by neighborhood residents, whose progress at meeting goals and objectives is annually reviewed, and whose goals and objectives are modified and/or added to, so as to better reflect the changing needs and desires of the neighborhood.

The Lower North Side Neighborhood Steering Committee identified eleven major issues that would enhance this north side neighborhood. The common threads that emerged from the nine-month planning process are:

1. *Maintain, Upgrade, and Enhance the Physical Features of the Neighborhood to Improve the Aesthetics, Environmental Quality, And Accessibility in the Lower North Side Neighborhood.* Public improvements such as landscaping, repair of streets and sidewalks, street lighting, and neighborhood entrance markers can be used to define the neighborhood, establish attractive entry points, and enhance the appearance of residential streets. Residents plan to work with the City to improve public right-of-ways in areas such as trees, sidewalks, lighting, and the Depot.
2. *Improve Property Maintenance & Compliance with the City's Dwelling Codes.* Improving the physical appearance of both residential and commercial properties in the neighborhood will enhance the value of the neighborhood and persuade others to maintain and improve their properties. In order to make the neighborhood a more desirable place to live, residents, with the help of the City, will attack the contributing factors of blight.
3. *Maintain & Upgrade Existing Housing Stock.* Reinvestment by property owners in the housing stock will increase the overall appearance, accessibility, and value of the neighborhood. Neighborhood residents plan to increase communication with property owners so that they know the types of programs available from the City of La Crosse and other organizations to help maintain the housing stock and quality of living for the occupants.
4. *Enhance the Neighborhood through Improvements and Expansion of Goose Green Park and Linking Park with New Trails to Existing City Bike/Ped Trails.* Goose Green Park is located in an area with a lot of children and could be a real asset to the neighborhood. Leagues extensively use the ball field, but the rest of the park is under utilized. We recommend expanding the size of the park and adding some key new resources. Additionally, more landscaping and connecting it to the bike trail system could be an important part of revitalizing the neighborhood.
5. *Encourage the Adoption of New Programs that Target Minor Property Repairs and Clean-up.* Programs currently exist to address major rehabilitation work on homes. What is missing though are programs that target minor property repairs, which can comprise a majority of neighborhood blight. The neighborhood and City should expand on ideas and programs such as "Neighbors Day."
6. *Expand Home Ownership within the Neighborhood.* This neighborhood contains a variety of housing types that are affordable to people at a wide range of income levels. However, in the last decade the neighborhood has experienced a significant turnover (reduction) of single family homes. The neighborhood's goal is to maintain this housing diversity into the future and encourage new home ownership as a way of promoting stability.
7. *Maintain the Beauty and Resources of Copeland and Red Cloud Parks, Carefully Providing Some New Resources.*

8. *Preserve the Existing Residential Character of the Neighborhood by Ensuring Future Redevelopment in the Neighborhood is Consistent with the Character and Integrity of the Neighborhood.* The mid-range vision for this neighborhood is to preserve the overall character of the residential areas, but allow residential infill developments on appropriate sites with the following considerations: existing density of a block, adequate green space on the lot, adequate and convenient parking spaces, and aesthetically pleasing architectural features.
9. *Survey the Neighborhood and Designate Areas Appropriate for Redevelopment.* Given the age and disrepair of some housing, that a sizeable portion of the housing is in the flood plain, and the large number of rental units, it is prudent to survey the neighborhood and try to determine best uses for the future.
10. *Develop and Promote a Positive Image for the Neighborhood.* A step toward a positive perspective of the Lower North Side Neighborhood begins with this plan. This neighborhood has many assets not found in other city neighborhood and this needs to be promoted and publicized.
11. *Clean Up Undeveloped Land and Provide More Green Spaces For the Neighborhood.* Vacant parcels exist throughout the neighborhood. Some could be made into park or greenspace. Others at least need to be cleaned up.

The Lower North Side Neighborhood Steering Committee, in conjunction with interested neighborhood residents, has identified 20 major actions that would enhance the quality of life the north side. The top 20 overall recommendations in the plan are (in priority order):

1. Keep Jefferson Elementary School Open as a neighborhood school.
2. Oppose the North-South transportation corridor plan.
3. Sponsor a housing workshop(s) that will target homeowners, investment property owners, and tenants to increase awareness of loans, grants, and programs available to purchase, maintain and upgrade residential and commercial properties.
4. Work with City and C.P. Rail to improve and maintain the Depot and surrounding area.
5. Work with the City on traffic management in the neighborhood, particularly for safety.
6. Inspect and monitor residential properties to ensure compliance with minimum housing and property maintenance codes, with a goal of surveying the neighborhood biannually (twice a year) and inspecting as necessary.
7. Designate City/County land adjacent to Goose Green Park as parkland.
8. Shift Community Garden to the North of present location.
9. City of La Crosse maintains their properties, keeping them safe and clean.
10. Develop additional programs to encourage and assist repair and maintenance of homes within the neighborhood.
11. More and better lighting at Goose Green Park to increase safety.
12. Notify property owners early in the planning stage when street improvements or power line work will affect trees.
13. Work with Park & Recreation Department on an alternative to the wading pools, such as a sprinkler type park which could be safer, cleaner, and more useful to a wider range of children and adults.
14. Encourage the planting of trees throughout the neighborhood to help improve aesthetics.
15. Create Housing Resource Center at North Community Library to market available housing, home ownership financing programs, rehabilitation grants and loans, and related programs within the neighborhood.
16. Create a Code Enforcement Team comprised of various code enforcement personnel throughout the City: Inspection, Health, Fire, Police, Housing, and Legal.
17. The Inspection Department and neighborhood organizations work together to eliminate problems regarding the maintenance and appearance of neighborhood properties.
18. Target the purchase of single-family and two-units for owner-occupancy, especially properties that are in rental status, using existing home loan programs to help in the purchase as well as the rehabilitation of the properties.
19. Continue funding and expand marketing efforts for existing housing rehabilitation and home ownership programs.
20. Clean up tunnel under the George Street overpass and surrounding area, making it safer and more inviting.

What are the community networks that make up the neighborhood?

Community associations, organization, and institutions provide a structure for a neighborhood to organize, network, and possibly implement the needs and wants of its residents and business community. Community networks within the planning area include:

Business Associations

- Caledonia Street Merchants

Centers of Worship

- Immanuel Lutheran Church
- Saint James Catholic Church
- Saint Elias Eastern Orthodox Church
- Saint Luke’s United Methodist Church

Community Centers & Services

- Northside Policing Center
- Hmong Mutual Assistance Association
- Kane Street Community Garden
- Options in Reproductive Care
- Elderly Daycare – Merit Centre
- Windsor House
- Sauber Manor
- Tristate Ambulance Service

Child Care Centers

- Mini Miracle Child Care
- Head Start at Saint Luke’s
- Toni’s Tots
- Kids Are My Business

Financial Institutions

- M&I Bank

Shopping Centers and Business Strips

- Old Towne North – an Arts and Antique District
- Menards/Quillin’s Plaza
- Rose Street Merchants (700 and 800 blocks)
- Copeland Merchants (600 block – Board Store and Monsoor’s)

Schools

- Immanuel Lutheran School (K – 8)
- Saint James Catholic School (K – 6)
- Jefferson Elementary School (K – 6)

Festivals

- Torch Light Parade
- Northside Festgrounds (Octoberfest)
- African-American Festival
- Rail Fest
- Saint James Jamboree
- Caledonia Street Flea Market

What are the unique features of the Lower North Side Neighborhood?

The Lower North Side neighborhood enjoys a wealth of unique assets all within walking distance. The neighborhood is further enhanced by easy access to the **Amtrak station**, city buses, and boat landings. Art galleries and antique shops (J M P Studio and Gallery plus many antique shops) contribute to the uniqueness of the neighborhood. Green space and aesthetic pleasures such as **Copeland Park**, **Goose Green Park**, and **Red Cloud Park** with access to the **Black River**, **La Crosse River**, and the **Marsh** while on your way to or from 9 restaurants and confectioneries: **Ardies** Lang Drive Restaurant, **Bucky’s Burger Barn**, **House of China**, **The Maid-rite**, **Marge’s** on Rose, **Mississippi Brittle Ltd.**, **The Sweet-shop**, **Sloopy’s Alma Mater**, and **Taco John’s**. You can also walk to two Grocery Stories (**Quillin’s Foodhouse**, and **Hmong Asian Market** store on Lang Drive plus one **Kwik Trip**). Additional, professional services in the Lower Northside Neighborhood include: Accountants (**Accounting Plus**), Architects (**Kratt associates Inc.**), Attorneys (**Collins Quillin & Knothe**), Chiropractors (**Bronston Orthopedic – Chiropractic Clinic**), Contractors (**H N R Electric**, **Kish & Sons Electric**, **Cary Heating and Air**

ing and Air Conditioning, Mike Flottmeier Plumbing and Heating), Engineers (Michaels Engineering Inc.), Printers (Ambergraphics Printing, Curtis Printing Comp., Inc.).

What are the historic assets of the Neighborhood?

One of the landmarks that define the Lower North Side is the **Chicago, Milwaukee, St. Paul Rail Road Station** (1926-27) [later the Milwaukee Road Depot and now the Amtrak Station and office complex]. A few blocks up the tracks is the **Canadian Pacific switching yard**, one of two historical switching yards on the North Side. These railroad yards employed the early residents of the neighborhood and brought the lumber for the construction of homes. The **La Crosse Rubber Mills** opened in 1897 and some of the later structures remain (1913, 1916, 1923) to this day. The railroads, the Rubber Mills and the Churches are among institutions that shaped and built this neighborhood.

On Caledonia Street stands **Saint James Church** (1900-01) and **Saint Claire's Convent** (1893) both structures retain their historic integrity. One block away on Avon and St. Paul stands **Immanuel Lutheran Church** (1907), which is also in good historical preservation. Within a block of the southeast corner of Copeland Park (1909-10), we find one of the few remaining wood frame churches in the city, **St. Elias Orthodox Church** (1911-12). This church is also in good historical condition.

Caledonia Street between St Paul and Clinton Streets has a number of historical buildings including the **Rivera Theater** (1920) and the **Horner Building** (1894). These buildings retain some of the historical facades of the originals. Restoration of the Rivera Theater as a film or live theater could possibly en-

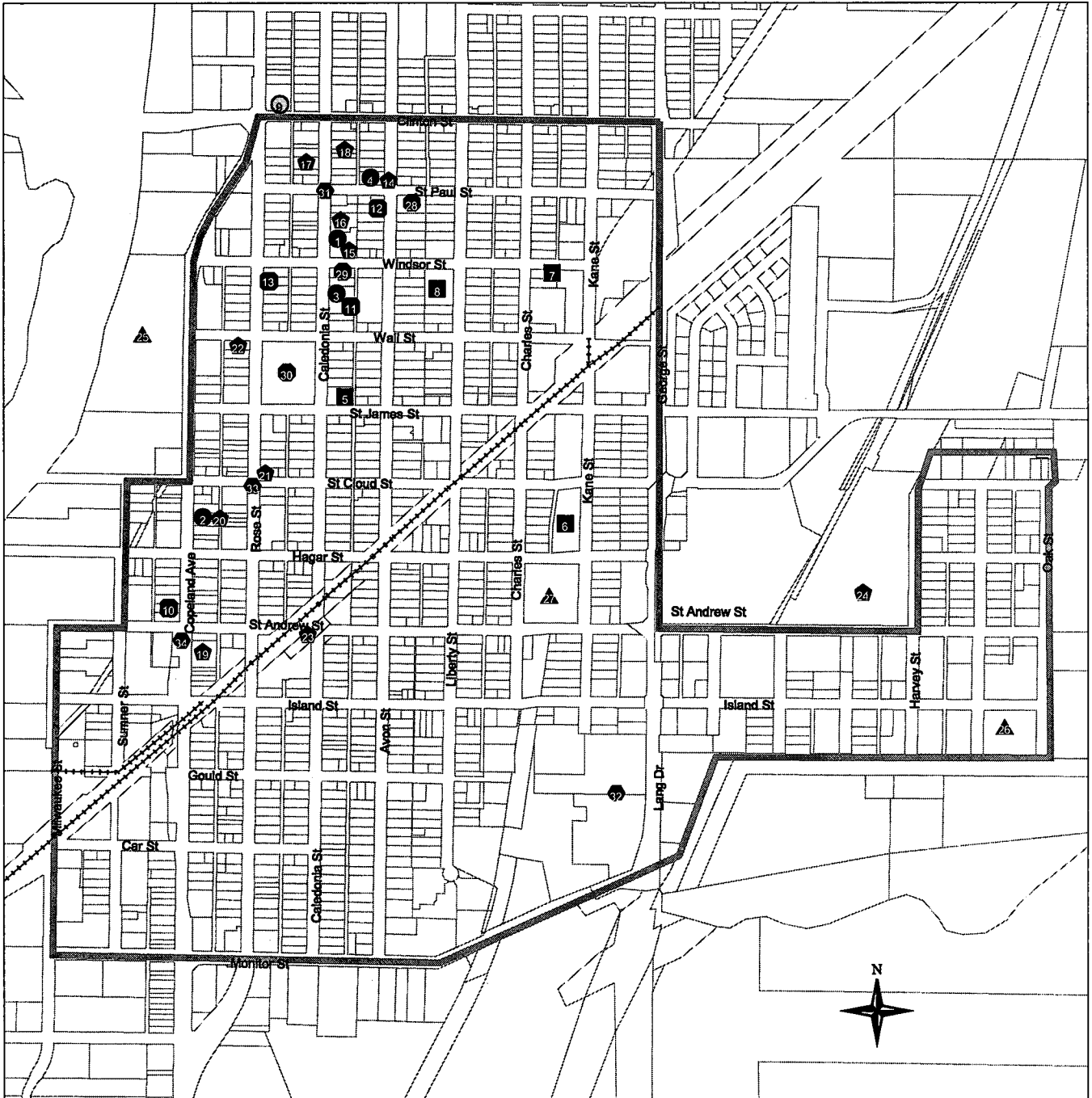
hance the already rich historical ambience of the street.

During La Crosse's economic boom period, beginning in the 1880's and lasting until the end of the lumber era at the turn of the century, the Victorian Queen Anne was the most popular style of architecture in La Crosse. Sixteen of the 269 houses built in this style during this period are of sufficient quality to be classified as architecturally significant examples of the Victorian Queen Anne style. The **John J. Callahan House** (1894) at 933 Rose is one of these sixteen. It was placed on the National Register of Historical Places in 1995.

The former elegance of **Exchange State Bank and Masonic Temple**, while still visible, has lost much to bad remodeling. This building seems beyond restoration, at least without considerable investment and imagination. Many of the stone buildings on the 500 block of Copeland Avenue including the **American House** (1877; addition in 1887) appear in relatively good historical condition. These buildings should be maintained and improved.

In addition to these historical buildings, a **steam locomotive** and a **switching tower** have been preserved. These artifacts stand near Clinton Street in **Copeland Park**.

Map 2 - Lower North Side Neighborhood Asset Map



LEGEND

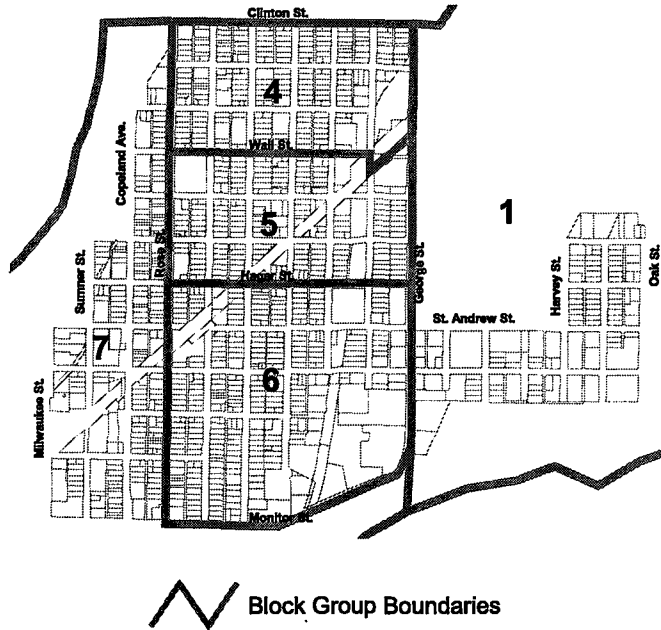
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| <p>Centers of Worship</p> <ul style="list-style-type: none"> 1 St. James's Catholic Church 2 St. Elias Eastern Orthodox Church 3 St. Luke's United Methodist Church 4 Immanuel Lutheran Church <p>Community Centers & Services</p> <ul style="list-style-type: none"> 5 Northside Policing Center 6 Northside Community Garden 7 Elderly Daycare - Merit Centre 8 Sauber Manner | <p>Financial Institutions</p> <ul style="list-style-type: none"> 9 M&I Bank <p>Child Care Centers</p> <ul style="list-style-type: none"> 10 Mini Miracles Child Care 11 Head Start at St. Luke's 12 Ton's Tots 13 Kids Are My Business <p>Historic Assets</p> <ul style="list-style-type: none"> 14 Immanuel Lutheran Church 15 St. James Catholic Church 16 St. Clara's Convent | <ul style="list-style-type: none"> 17 Riviera Theater 18 Homer Building 19 American House 20 St. Elias Eastern Orthodox Church 21 Exchange State Bank & Masonic Temple 22 John J. Callahan House 23 Chicago, Milwaukee & St. Paul RR Station 24 La Crosse Rubber Mills (La Crosse Footwear) <p>Parks & Open Space</p> <ul style="list-style-type: none"> 24 Copeland Park 26 Red Cloud Park | <ul style="list-style-type: none"> 27A Goose Green Park <p>Schools</p> <ul style="list-style-type: none"> 28 Immanuel Lutheran School 29 St. James Catholic School 30 Jefferson Elementary School <p>Shopping Centers</p> <ul style="list-style-type: none"> 31 Old Towne North 32 Menards/Quillin's Plaza 33 Rose St. Merchants 34 Copeland Ave. Merchants |
|---|---|--|---|

The lower north side of La Crosse is a place with a diverse history. The first construction of homes and businesses occurred shortly after La Crosse incorporated with most of them built between 1880 and 1930. Over the decades it has been the home of an array of people from different walks of life.

The following neighborhood profile highlights demographic, socio-economic, and housing information for the lower north side neighborhood compiled from 1990 Census data. Appendix B: 1990 Census, on page 55 and Appendix C: 1980-1990 Census Comparisons, on page 65, provide a complete statistical account of the Lower North Side Neighborhood.

Map 3 to the right shows the Census Block Group Tracts that cover the neighborhood and that are referenced in charts and graphs.

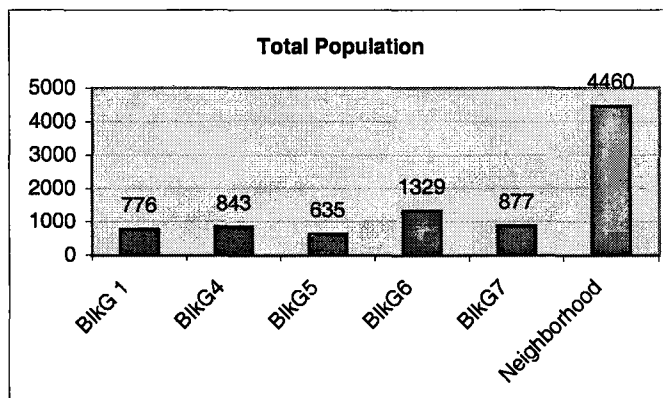
Map 3 - Census Tract 2, Block Group Numbers 1, 4-7



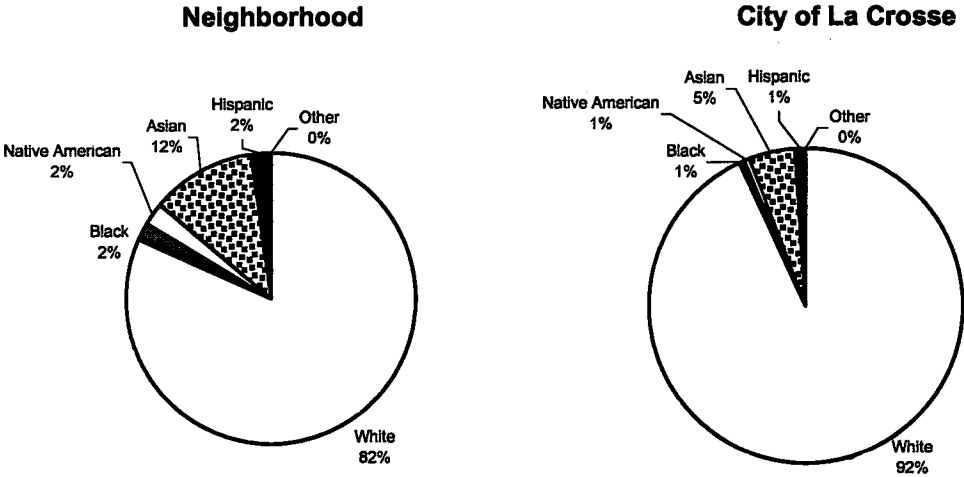
Who Lives in the Neighborhood?

According to the 1990 U.S. Census, the most recent comprehensive source on neighborhood population characteristics, the Lower Northside neighborhood is notable for the following:

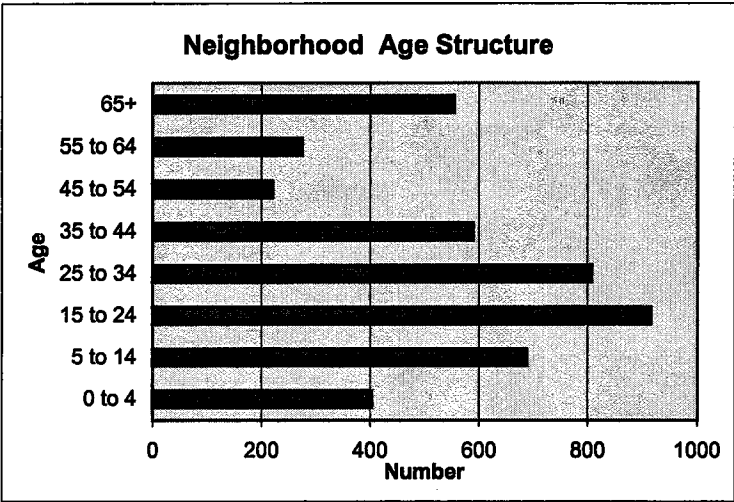
Total Population. 4,460 people lived in the neighborhood in 1990, representing 8.7 percent of the City of La Crosse’s population.



Race and Ethnicity. The neighborhood's population was similar to the City's at large in terms of racial and ethnic background with the notable exception of having a larger percentage of Asian residents, over twice the City-wide percentage.

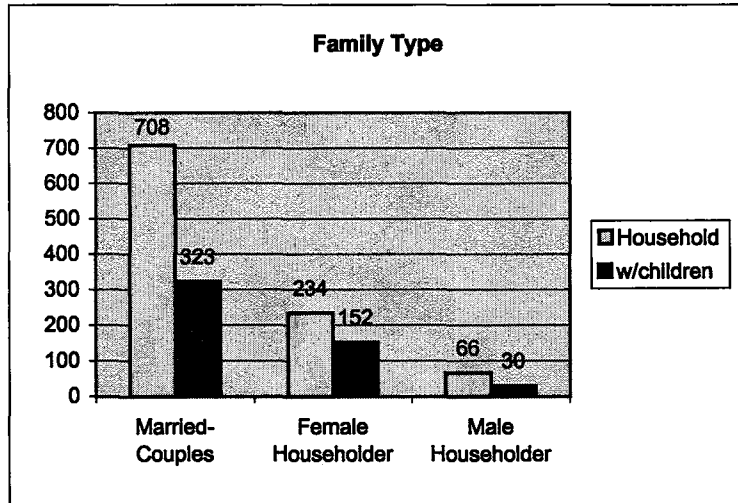


Age. The neighborhood's population was slightly younger than the City's. Persons 15 to 24 made up the neighborhood's largest age group in 1990, accounting for 20.5 percent of the neighborhood's population.

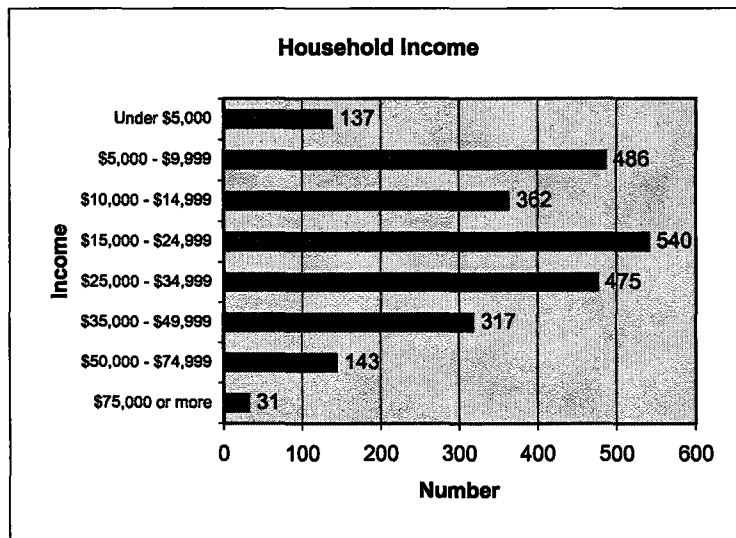


Prior Residence. A majority of neighborhood residents are long-time City of La Crosse residents. Only about a quarter of residents had lived somewhere other than La Crosse in 1985. However, the majority of residents (75.6 %) were new, moving into the neighborhood after 1980.

Families. Family households represented 55 percent of neighborhood households in 1990 as well as for the City. Families with children represented 50 percent of these households versus 45 percent for the City. In terms of family structure, 70.2 percent of the neighborhood's families were headed by married couples and 29.7 percent by single parents in 1990 compared to 78.6 and 21.4 percent for the City as a whole.



Income. In 1990, the neighborhood's (Tract 2 as a whole) median household income was about \$3,000 less than City-wide: \$18,769 and 21,947 respectively. The neighborhood's median family income was \$24,219 to \$30,067 City-wide.

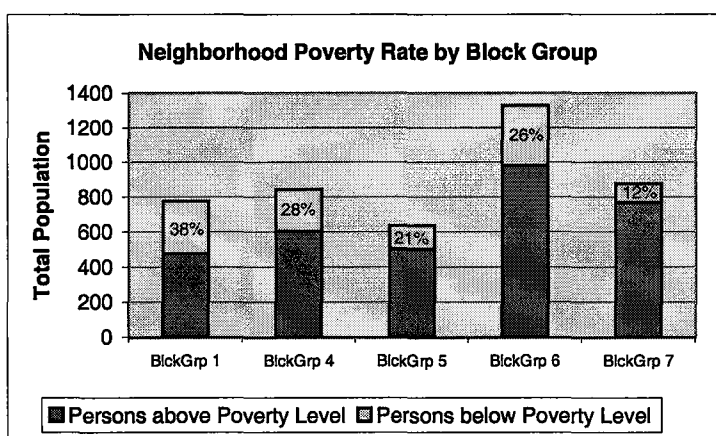
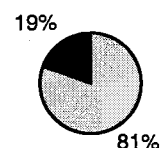
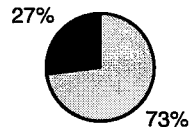
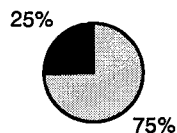
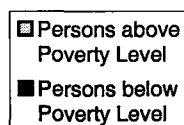


Poverty. In 1990, the neighborhood's poverty rate was higher than City-wide, while the neighborhood's family poverty rate was nearly double the City's.

Neighborhood Poverty Rate

Hood-Powell Poverty Rate

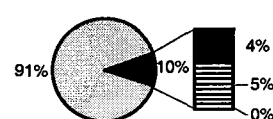
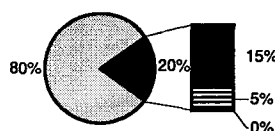
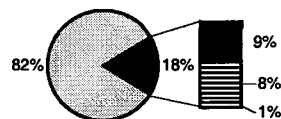
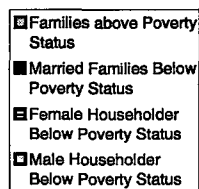
City of La Crosse Poverty Rate

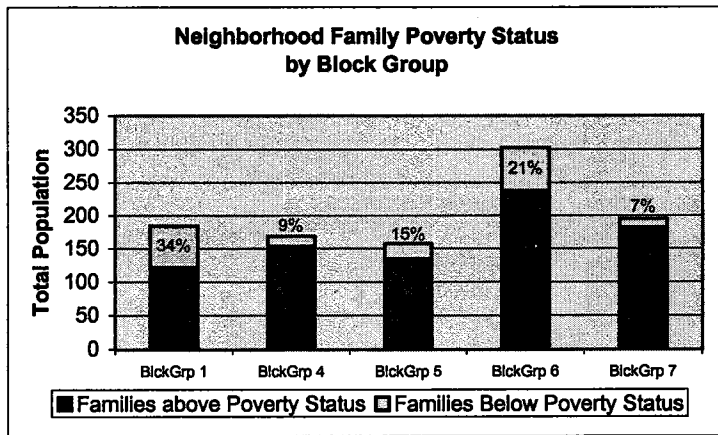


Neighborhood Family Poverty Status

Hood-Powell Neighborhood Family Poverty Status

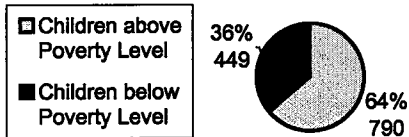
City of La Crosse Family Poverty Status





The neighborhood's child poverty rate (persons below age 18) was 9 percentage points higher than City-wide with over a third of children living below poverty.

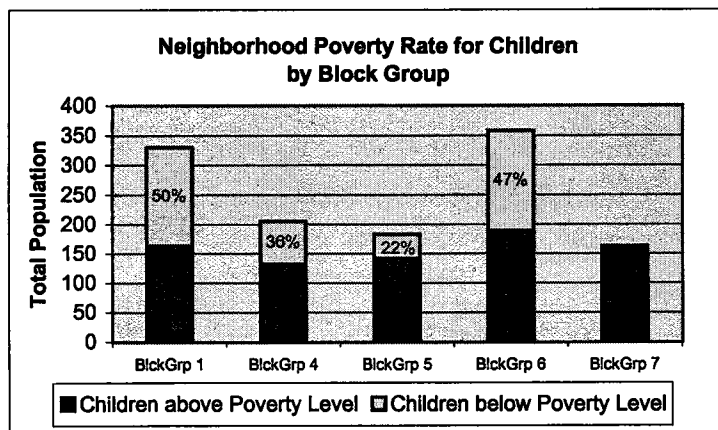
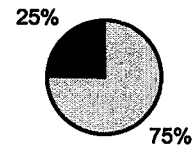
**Neighborhood Poverty Rate
Children**



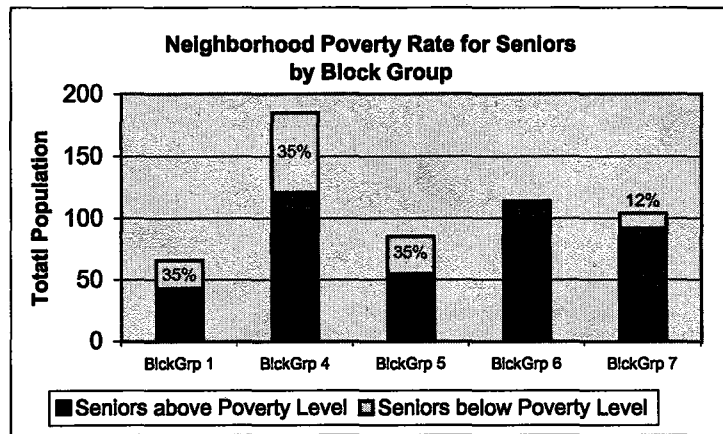
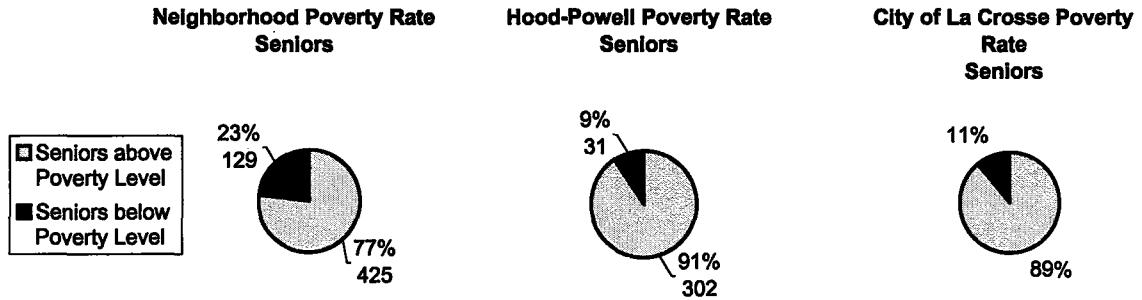
**Hood-Powell Poverty Rate
Children**



**City of La Crosse Poverty
Rate
Children**

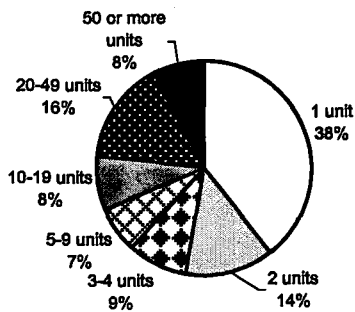


The neighborhood poverty rate among persons age 65 and over was double the City's rate.

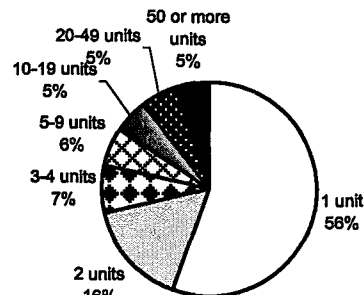


Housing Types. In 1990, single-family homes accounted for only 38 percent of the neighborhood's housing units compared to 56 percent City-wide. At the other end of the spectrum, the neighborhood had 24 percent of its units in structures of 20 or more, while such structures accounted for only 10 percent City-wide.

Neighborhood Housing Types



City of La Crosse Housing Types



Housing Tenure. Only slightly more than a quarter (27.8 %) of the neighborhood's occupied housing units were owner-occupied and 72.2 percent were renter-occupied in 1990, compared to 49.6 and 50.4 percent respectively, for the City as a whole.

Housing Costs. In 1990, the median assessed value of owner-occupied units (Tract 2 as a whole) was lower in the neighborhood than City-wide: \$39,900 compared to \$53,000 respectively. Median contract rent was also lower in the neighborhood: \$295 compared to \$344 respectively.

Costs of Housing. In 1990, about one in ten neighborhood homeowners (9.6 percent) paid 35 percent or more of household income toward housing costs (compared to 8.7 percent of homeowners City-wide). However, a smaller percentage of neighborhood renters paid more than 35 percent of their income for housing costs: 26.7 percent compared to 33.1 percent City-wide.

What changes did the Neighborhood experience between 1980 and 1990?

Total Population. Tract 2's (Neighborhood comprises blocks 1,4,5,6,7) population grew 8.6 percent (from 5,364 to 5,824), compared to the City-wide growth rate of 5.5 percent.

Race and Ethnicity. Still largely White, both the neighborhood and the City as a whole grew more racially diverse, most notably the number of new Asians. Minorities grew from 3.3 to 18.5 percent of the neighborhood's population and from 1.8 to 6.4 percent of the City's. Nearly three times as many Asians reside in the neighborhood compared to the City as a whole.

Age. Both the neighborhood and City grew slightly older with increases in the 25 to 34 and 35 to 44 age brackets. The number of persons between the ages of 25 to 34 rose from 884 to 1080 (from 16.5 to 18.5 percent); the 25-34 age group grew from 13.4 to 15.7 percent of La Crosse's population during the 1980s. The second group, 35-44 age group, rose from 394 to 766 (from

7.3 to 13.2 percent) and similarly for La Crosse (7.3 to 11.7).

Income. Between 1979 and 1989, the neighborhood's median household income and median family incomes increased in real terms (adjusted for inflation), while decreasing City-wide. The neighborhood's real median household income rose by 6.1 percent (-0.8 percent for La Crosse) and real median family income rose by 9.1 percent (-1.5 percent for La Crosse). (Incomes adjusted according to the Consumer Price Index for all urban consumers, Statistical Abstract of the United States, 1998.)

Poverty. Poverty rates rose in all measures in the 1980s, both in the Neighborhood and City-wide. The neighborhood's overall poverty rate rose from 15.8 to 23.5 percent; its family poverty rate from 13.3 to 16.8 percent; its child poverty rate rose from 22.6 to 34.9 percent; and its senior poverty doubled from 8.0 to 18.9 percent. The only exception was female householder who remained constant at 8.3 percent.

Housing Types. The neighborhood experienced a 9.3 percent increase in

housing units during the 1980s (2,354 to 2,572 units) compared to an 11.4 percent increase City-wide. All of these units were multi-family units, 158 in 2-9 unit and 73 in 50 or more unit structures. The number of single-family homes decreased from 1,149 to 1,071 equaling 41.6 percent of units. Of these single-family units, only 778 or 74 percent are owner-occupied.

Housing Tenure. The neighborhood's home ownership rate fell from 39.4 to 32.0 percent during the 1980s, parallel-

ing the City-wide drop from 54.5 to 49.6 percent.

Cost of Housing. The percentage of neighborhood homeowners paying 35 percent or more of household income for housing costs increased from 6.6 to 9.4 percent during the 1980s while the percentage for neighborhood renters increased from 18.3 to 28.1 percent. For La Crosse, this measure remained relatively the same for homeowners, 8.8 to 8.7 percent, while the rate for renters increased 14.4 to 33.1 percent.

Housing Recommendations.....19

Public Infrastructure Recommendations.....28

Parks, Open Spaces, and Trail Recommendations.....33

Vision Statement

The Lower North Side will continue to be an attractive place to live because of its well-maintained housing, available housing choices, the historic character of its buildings, the diversity of its residents and the mix of services and retail businesses. We will have a more cohesive and economically stable neighborhood by engaging all concerned parties (homeowners, landlords, tenants, and city officials) in proactive planning.

Neighborhood Goals

Goal 1: Maintain & Upgrade Existing Housing Stock

Goal 2: Improve Property Maintenance & Compliance with the City's Dwelling Codes

Goal 3: Encourage the Adoption of New Programs that Target Minor Property Repairs and Clean-up

Goal 4: Expand Home Ownership within the Neighborhood

Goal 5: Preserve the Existing Residential Character of the Neighborhood by Ensuring Future Redevelopment in the Neighborhood is Consistent with the Character and Integrity of the Neighborhood.

Goal 6: Survey Neighborhood and Designate Areas Appropriate for Redevelopment.

Goal 7: Enhance the Neighborhood through Improvements and Expansion of Goose Green Park and Linking the Park with New Trails to Existing City Bike/Ped Trails

Goal 8: Develop and Promote a Positive Image for the Neighborhood.

Top Recommendations (priority order)

1. Develop additional programs to encourage and assist repair and maintenance within the neighborhood.
2. Keep Jefferson Elementary School Open as a neighborhood school.
3. Create Housing Resource Center at North Side Library to market available housing, home ownership financing programs, rehabilitation grants and loans, and related programs within the neighborhood.
4. Sponsor a housing workshop(s) that will target homeowners, investment property owners, and tenants to increase awareness of loans, grants, and programs available to purchase, maintain and upgrade residential and commercial properties.
5. Inspect and monitor residential properties to ensure compliance with minimum housing and property maintenance codes, with a goal of surveying the neighborhood twice a year and inspecting as necessary.
6. Continue funding and expand marketing efforts for existing housing rehabilitation and home ownership programs.
7. Create a Code Enforcement Team comprised of various code enforcement personnel throughout the City: Inspection, Health, Fire, Police, Housing, and Legal.

Maintain and Upgrade Existing Housing Stock

Issue: This is one of the oldest neighborhoods in the city. This historical character of the neighborhood is one of its greatest assets and needs to be valued, promoted, and enhanced. Since many of the homes were built before 1900 (67%), we ought to celebrate and publicize this information. It is within the historical context of the neighborhood that we are concerned about the actual and potential deterioration of this historic housing stock. Many of the areas in the neighborhood exhibit housing that is in different stages of deterioration due to age and initial construction quality. Poverty, cost of rehabilitation, absentee landlords, and inclusion in the flood plain are some of the elements that lead to deferred maintenance of properties, interfering with the recognition that our historical neighborhood deserves. Only by recognizing the history, beauty, and convenience of the neighborhood within the larger La Crosse community can a plan for reinvestment in the neighborhood succeed. The quality and diversity of the neighborhood needs to be widely recognized by city officials as well as by the wider citizenry if any improvements are to have a lasting effect. It is within the context of the many assets of the neighborhood that we make the following suggestions.

GOAL	RECOMMENDATION	IMPLEMENTATION
GOAL 1: MAINTAIN & UPGRADE EXISTING HOUSING STOCK	<p>1. Create Housing Resource Center at North Community Library to market available housing, home ownership financing programs, rehabilitation grants and loans, and related programs within the neighborhood. Many of the problems facing homeowners, landlords, and tenants stem from a lack of easily accessible and understandable information. While it is true that much information is currently available, it is spread among various City departments or organizations. It is not uncommon that a person looking for information on city codes might have to call three offices to find the information they require. Creating a central depository of information, a Housing Resource Center, at the North Community Public Library would allow residents to acquire housing information easily and quickly.</p> <p>Examples of information that may be provided:</p> <ul style="list-style-type: none"> • Brochures and listings of property improvement programs and organizations • Collection of how- to books • Resources available to elderly/disabled/low income residents • Identified neighborhood housing volunteers • City's Housing and Building Codes • A compiled Housing Resource Information Packet comprised of the brochures, PSAs, pamphlets, etc. 	<p>Neighborhood Groups, Planning Department, Other City Departments, La Crosse Public Library</p> <p>2000, 2001</p>
	<p>2. Sponsor a housing workshop(s) that will target homeowners, investment property owners, and tenants to increase awareness of loans, grants, and programs available to purchase, maintain and upgrade residential and commercial properties. For example the City has a Crime Free Multi-Housing Program that educates landlords on effective measures to prevent crime. Neighborhood residents should create a housing committee to help coordinate and develop these workshops.</p>	<p>Neighborhood Groups, City Housing Rehabilitation Program, CAP, Police Department, CDBG</p> <p>2000, Ongoing</p>
	<p>3. Perform Housing Survey to catalog architectural styles and historical structures within the neighborhood. An inventory of neighborhood housing would serve several functions. First, architectural styles could provide the basis for architectural plans to be promoted for new housing, a "pattern book." Those properties found to be architecturally unique or historic could also be promoted by realtors further helping to maintain and preserve the character of the neighborhood.</p>	<p>Neighborhood Groups, Planning Department, CDBG, Common Council</p> <p>2000</p>

Maintain and Upgrade Existing Housing Stock

GOAL	RECOMMENDATION	IMPLEMENTATION
	<p>Residential and commercial buildings found to be historic could be nominated to preserve the historic character of the neighborhood. The designation of official historic status can also confer eligibility for tax credits to assist in the rehabilitation of the building. If areas with significant number of historic structures are identified, establishing a local historic district should be explored and evaluated for its potential to preserve the historic character of the neighborhood. To help implement, residents should approach a Common Council member to introduce legislation.</p> <p>4. <i>Create a program to recognize property owners who rehabilitate or keep up their properties.</i> Such a program would help create pride in the neighborhood and could encourage additional property owners to fix up their own properties. The program could be something little; for example, in South St. Paul, Minnesota, the Mayor places 20-25 door hanger flyers a month on residents' doors to let them know that their property looks good. The program could also be something larger in scale. Some communities have "Beautification Award Recognition programs" to recognize outstanding improvements in the community. Other communities have more tongue-in-cheek "Orchids and Onions" programs that recognize both beautiful "Orchid" properties and unattractive "Onions." A Council member or the Mayor would be appropriate to approach on implementing this idea.</p>	<p>Neighborhood Groups, Community-wide Organizations, Mayor's Office, Common Council</p> <p style="text-align: center;"><i>2000-2001</i></p>

Unkempt Properties and Disrepair of Homes

Issue: Anyone familiar with the neighborhood will have noticed that there has been in the past few years a slow but consistent upgrading of homes within the neighborhood. Despite that trend, more needs to be done to improve the neighborhood as blight exists throughout the neighborhood ranging from general disrepair such as paint to non-working cars and other junk on lots to abandoned buildings. Blight discourages new families and individuals from moving into the neighborhood and dissuades existing neighbors from maintaining or improving their properties. Poor code compliance and inadequate code enforcement is the problem. Contributing factors could be residents and owners with limited incomes, physical limitations, or lack of concern or lack of knowledge of expectations in regards to upkeep. In order to make the neighborhood a more desirable place to live, we need to upgrade property maintenance by seeking solutions to the many contributing factors.

GOAL	RECOMMENDATION	IMPLEMENTATION
<p>GOAL 2: IMPROVE PROPERTY MAINTENANCE & COMPLIANCE WITH THE CITY'S DWELLING CODES.</p>	<p>5. <i>Inspect and monitor residential properties to ensure compliance with minimum housing and property maintenance codes, with a goal of surveying the neighborhood twice a year and inspecting as necessary.</i> A key to revitalizing any neighborhood is the quality and consistency of code enforcement. When codes are enforced not only does the property meet minimal standards of livability but it also encourages others to improve their property beyond minimal standards. Aggressive housing inspection will help maintain and upgrade the physical condition of existing housing. However, to do so effectively, the Inspection Department will need the full support of residents and the Common Council.</p>	<p>Inspection Department, Neighborhood Groups, Common Council</p> <p style="text-align: center;"><i>2000, Ongoing</i></p>

Unkempt Properties and Disrepair of Homes

GOAL	RECOMMENDATION	IMPLEMENTATION
	<p>6. Create a Code Enforcement Team comprised of various code enforcement personnel throughout the City: Inspection, Health, Fire, Police, Housing, and Legal. Effective code enforcement and property maintenance are and will continue to be top priorities of our older neighborhoods. At present public sentiment is that we are not doing a good job. Faced with blighted neighborhoods and their associated-problems, the City of Tacoma, Washington decided a comprehensive approach was needed. One strategy is a Code Enforcement Team. This Team meets regularly to discuss neighborhood revitalization strategies and is developing a universal tracking system to share information and eliminate duplication of services. The result is a more efficient and thorough handling of property complaints, problem properties, and problem tenants. In La Crosse, a code enforcement team could develop an effective and speedy procedure to handle drug dealer evictions, a common complaint among landlords. Additionally this team could be responsible for code evaluation and revision every two years, involving residents and the Apartment Association, to ensure current efforts are effective.</p>	<p>Planning Department, Board of Public Works, Parks & Recreation Department, Applicable City Departments, Neighborhood Groups</p> <p style="text-align: center;">2000</p>
	<p>7. Develop computer-based property tracking system to track code citations and warnings. The Inspection Department currently maintains paper files containing all citation and warning information. Automation of their files and tying them to a universal property tracking system for the City would improve efficiency and improve the ability to correct problem properties. Additionally such a system would greatly assist in periodic reviews of code enforcement. The City is currently in the process of developing a computer network as well as a Geographic Information System (GIS). Now is the time for personnel to develop an integrated tracking system for property and code enforcement. A Code Enforcement Team could make this their first priority.</p>	<p>Board of Public Works, Inspection Department, Other Applicable City Departments, Common Council</p> <p style="text-align: center;">2000</p>
	<p>8. The Inspection Department and neighborhood organizations work together to eliminate problems regarding the maintenance and appearance of neighborhood properties. Some cities work with residents to establish neighborhood-based housing groups to identify, report, and monitor housing maintenance issues. Inspection departments educate these groups about housing and zoning violations and assist in developing resident housing surveys. With supervision from Inspection, residents then survey their neighborhood. Depending on the survey design, residents can use them to identify people and properties requiring assistance, educate residents of the most frequent violations and where one could get assistance, and to relay the groups objectives. The housing group then works positively with property owners to resolve minor code violations, rather than issue citations. Additionally, the Inspection Department could have a community liaison when violations do occur. Lastly, the Inspection Department should provide all properties cited with reference brochures that steer the offenders to neighborhood groups, the City's Rehab program, the Apartment Association, and/or other appropriate resources.</p>	<p>Neighborhood Groups, Inspection Department, Other City Departments</p> <p style="text-align: center;">2000, Ongoing</p>

Unkempt Properties and Disrepair of Homes

GOAL	RECOMMENDATION	IMPLEMENTATION
	<p>9. <i>Educate residents (owners and tenants) about the responsibilities of maintaining their properties as well as those issues involved with ownership.</i> This could be accomplished in several ways. One method is the through public service announcement and brochures. One such brochure could be on primary dwelling and zoning code regulations and violations. This could include a list of most common violations. An example of this type of brochure is attached as Appendix D on page 69. Another method would be to hold educational sessions with neighborhood residents on this subject. An example is the City’s Crime Free Multi-Housing Program. Lastly, the neighborhood-based housing group advocated above could disseminate information.</p> <p>10. <i>City of La Crosse maintains their properties, keeping them safe and clean.</i> Poor maintenance of city property surrounding homes can bring down property values and dissuades property owners from maintaining their own property’s appearance. Public works should be cognizant of neighborhood goals and issues concerning housing and be a good neighbor. Better maintenance, training, or supervision appears to be required as residents have complained about infrequent or poor grass cutting and grass clippings clogging storm sewers, for example.</p>	<p>Neighborhood Groups, Inspection Department, Police Department <i>2000, Ongoing</i></p> <p>Board of Public Works, Parks & Recreation Department, Common Council <i>2000, Ongoing</i></p>
<p>GOAL 3: ENCOURAGE THE ADOPTION OF NEW PROGRAMS THAT TARGET MINOR PROPERTY REPAIRS AND CLEAN-UP.</p>	<p>11. <i>Develop a neighborhood-based program that would identify volunteers willing to help homeowners and/or rental property owners who need assistance with maintenance and rehabilitation of their properties.</i> For example, the “Depot Neighbors” have volunteered at <i>Neighbors Day</i> and have assisted neighbors in fix-up and repair of homes.</p> <p>12. <i>Develop additional programs to encourage and assist repair and maintenance within the neighborhood.</i> An example would be funding a program like Wisconsin Housing and Economic Development Authority’s (WHEDA) Paint and Fix-up Grant Program. The City of La Crosse received a grant of \$15,000 in 1999 to administer this program. The program gives property owners a grant up to \$600 to paint or make minor repairs to the exterior of homes. The program has allowed the City to make repairs on approximately 25 homes in the Hood-Hamilton Park Neighborhood and the Lower North Side Neighborhood. Additional sponsorship would result in an even greater aesthetic improvement to the neighborhood.</p> <p><i>Clean-up Assistance Programs</i> is another possibility. The City in conjunction with a neighborhood organization could sponsor a block or right-of-way cleanup. Another would be an <i>Adopt-a-Spot Program</i> where volunteer group’s cleanup and maintain a “spot” for a period of time. These would be extensions of the present “Neighbor Day” the City and others organizes and would require additional funding.</p>	<p>Neighborhood Groups <i>2000, Ongoing</i></p> <p>Planning Department, Refuse & Recycling, CDBG, Common Council, Neighborhood Groups <i>Ongoing</i></p>

Home Ownership Opportunities

Issue: In the last decade the neighborhood has experienced a significant turnover (reduction) of single-family homes, decreasing from 801 to 623 (178); all new growth has been in multi-family units. Currently, single-family homes account for only 38 percent of the neighborhood's housing units, however single-family homes still comprise 77 percent (623) of the neighborhood structures. This turnover can be attributed to several factors including age of homes, conversion to duplexes, elderly owners, disrepair, location in the flood plain, and rental status. Lack of adequate funding for programs that enable low income people to purchase homes, lack of knowledge of the existence of such programs and the difficulties of qualifying for and participating in such programs can also contribute to the high turnover. Owner-occupancy for single-family and two-family units stands at 66 percent and 32 percent respectively. There is an opportunity to increase ownership in the neighborhood given 1) the number of single-family and duplexes in rental status and 2) the affordability of homes for first-time homebuyers. Increasing home-ownership is one way of retaining single-family homes and maintaining the character of the neighborhood (mixed housing ratio). The neighborhood would like to promote home ownership, by focusing on the many positives of owning in this area and addressing the contributing factors.

GOAL	RECOMMENDATION	IMPLEMENTATION
<p>GOAL 4: EXPAND HOME OWNERSHIP WITHIN THE NEIGHBORHOOD.</p>	<p>13. Promote the Neighborhood's traditional character. The housing stock within the Lower North Side Neighborhood is diverse and unique. While some property is in disrepair the overall character of the neighborhood is characterized as having some of the best assets of urban living. The neighborhood has four churches, three schools, more than a dozen antique shops and other small businesses, a law firm, nine restaurants, and a vital strip-mall. There is also much natural beauty which includes three parks, two rivers, and the La Crosse River Marsh. It is a "walkable" and resident friendly neighborhood that needs to be marketed as such.</p> <p>14. Target the purchase of single-family and two-units for owner-occupancy, especially properties that are in rental status, using home loan programs to help in the purchase as well as the rehabilitation of the properties. Currently 34% (213) of the single-family units and 68% (76) of the two-units are in rental status. Increasing home ownership can lead to better-maintained properties while helping to retain the character of the neighborhood. Currently no program specifically targets such rental properties. New incentive programs that will achieve this goal should be researched.</p> <p>15. Keep Jefferson Elementary School Open as a neighborhood school. One consistent consideration folks have when purchasing a home is the presence of a good school. For many with elementary school age children it is a good and safe neighborhood school, the kind kids can ride to on their bikes. Jefferson Elementary School, along with its after school programming, acts as an anchor for the community. An absence of any public school within the neighborhood would deter many young or first-time homebuyers from locating in the neighborhood. The neighborhood currently has a high number of elderly homeowners and we can expect turnover of these homes. Reinforcing the value of a neighborhood school could attract young families to the neighborhood. Additionally, residents need to be educated about the school districts busing policy and its effect.</p> <p>16. Continue funding and expand marketing efforts for existing housing rehabilitation and home ownership programs. The City currently has two programs in these</p>	<p>Neighborhood Groups, CAP, Applicable City Departments <i>Ongoing</i></p> <p>Neighborhood Groups, Planning Department, CAP, Common Council <i>2000, Ongoing</i></p> <p>Neighborhood Groups <i>2000, Ongoing</i></p>

Home Ownership Opportunities

GOAL	RECOMMENDATION	IMPLEMENTATION
	<p>categories: the Housing Rehabilitation Program and the Housing Replacement Program. The Community Action Program (CAP) also has a number of programs including the 1st Time Home Buyer Program. The City's Housing Rehabilitation Program has provided loans to fix up many houses in the neighborhood over the years, and the City recently began a Housing Replacement Program with the goal of acquiring two or three infill lots/parcels a year throughout La Crosse. Additionally, now that the new position of Housing Rehabilitation Assistant has been filled, the City plans to expand both of its programs and target even more homes each year. All of the above mentioned programs have the potential to make significant impacts on the neighborhood, especially operating in unison. For example, the 1st Time Home Buyer Program and the City's Housing Rehabilitation Program are often coupled for 1st time home buyers. Each program is funded with either Federal Community Development Block Grant (CDBG) funds or Federal HOME funds. The CDBG Committee should continue to fund these programs and expand their funding levels as necessary to meet demand in future years. Neighborhood groups should write letters of support. Appendix E on page 71 provides an overview of these programs.</p>	<p>Neighborhood Groups, Planning Department, CDBG Committee, Common Council, City Housing Rehabilitation Program, CAP</p> <p style="text-align: center;"><i>2000, Ongoing</i></p>

Neighborhood Redevelopment

Issue: Communities shape land use patterns through adopted land use plans and implement them through zoning codes. Given the age and disrepair of some housing, that a sizeable portion of the housing is in the flood plain, and the large number of rental units, it is prudent to survey the neighborhood and try to determine best uses for the future. Committee members have reviewed the current zoning and recommends that it be maintained. Comprehensively rezoned in 1995, the current zoning for the neighborhood is in general terms single and two-family. The mid-range vision for this neighborhood is to preserve the overall character of the residential areas, but allow residential infill developments on appropriate sites with the following considerations: existing density of a block, adequate green space on the lot, adequate and convenient parking spaces, and aesthetically pleasing architectural features.

GOAL	RECOMMENDATION	IMPLEMENTATION
<p>GOAL 5: PRESERVE THE EXISTING RESIDENTIAL CHARACTER OF THE NEIGHBORHOOD BY ENSURING FUTURE REDEVELOPMENT IN THE NEIGHBORHOOD IS CONSISTENT WITH THE CHARACTER AND INTEGRITY OF THE NEIGHBORHOOD.</p>	<p>17. <i>Review current code provisions regarding density rules, parking and green space requirements or lack thereof.</i></p>	<p>Neighborhood Groups, Planning Department, Other City Departments</p> <p style="text-align: center;"><i>2000</i></p>
	<p>18. <i>Encourage new housing be consistent with historical character of the neighborhood.</i> As advocated earlier, a neighborhood housing "pattern book" could be developed and made available to local land owners and developers. A Neighborhood organization could work directly with willing developers over time as new projects are proposed for the neighborhood. Additionally one should work with the City to find ways to notify developers of neighborhood concerns.</p>	<p>Neighborhood Groups, Planning Department, Other City Departments</p> <p style="text-align: center;"><i>2000, Ongoing</i></p>

Neighborhood Redevelopment

GOAL	RECOMMENDATION	IMPLEMENTATION
	<p>19. Neighborhood committee to work with City planners to rethink flood plain alternatives. We should work with City planners to “think outside of the box” for creative solutions to housing within the 100-year floodplain area. Nay-saying regarding floodplain alternatives is not a solution. A flood plan study should be undertaken to consider removing at least some of this area from the floodplain. An innovative solution is not out of the question but it calls to a long-term commitment on the part of the neighborhood and the City. We think it will be worth the effort! An example of this type of thinking is the new Flood Rescue vehicle being developed by the Fire Department and mapping of areas of inundation by Planning and Engineering Departments to provide dryland access to the North Side.</p>	<p>Neighborhood Groups, Planning Department, Other City Departments, Common Council</p> <p style="text-align: center;"><i>Ongoing</i></p>
<p>GOAL 6: SURVEY NEIGHBORHOOD AND DESIGNATE AREAS APPROPRIATE FOR REDEVELOPMENT.</p>	<p>20. Identify and prioritize target areas to concentrate owner-occupied housing and multiple unit dwellings. The neighborhood should consider the amount of housing it should have in 20 years, the housing mix (size, types, cost), locations for new housing of various types, the reuse of empty or dilapidated structures, and the amenities and support services. The neighborhood will change with or without the input from residents.</p>	<p>Neighborhood Groups, Planning Department, Other City Departments</p> <p style="text-align: center;"><i>2000, Ongoing</i></p>
<p>GOAL 7: ENHANCE THE NEIGHBORHOOD THROUGH IMPROVEMENTS AND EXPANSION OF GOOSE GREEN PARK AND LINKING PARK WITH NEW TRAILS TO EXISTING CITY BIKE/PED TRAILS.</p>	<p>21. See Parks Section.</p> <p>22. Explore possibility of decorative lighting.</p> <p>23. Encourage theme planting by City in parks and other public spaces and suggest homeowners and landlord follow suit. For example the Kane Street garden club seed program could be utilized.</p>	<p>Neighborhood Groups, Planning Department, Park & Recreation Department</p> <p style="text-align: center;"><i>Ongoing</i></p> <p>Neighborhood Groups, Board of Public Works</p> <p style="text-align: center;"><i>2000, 2001</i></p> <p>Neighborhood Groups, Community-wide Organizations, Park & Recreation Department, Board of Public Works</p> <p style="text-align: center;"><i>2000, Ongoing</i></p>

Negative Perception of Neighborhood

Issue: A step toward a positive perspective of the Lower North Side Neighborhood begins with this plan. The neighborhood has many assets not found in other city neighborhoods. These assets include easy access to the Black River, La Crosse River, the marsh, three city parks, three churches, "Olde Town North," a walkable and relatively crime free neighborhood, historical housing, ethnic diversity, and supportive and friendly neighbors. We see our neighborhood as rich with possibilities and opportunities.

GOAL	RECOMMENDATION	IMPLEMENTATION
<p>GOAL 8: DEVELOP AND PROMOTE A POSITIVE IMAGE FOR THE NEIGHBORHOOD.</p>	<p>24. Document the community's assets. Cataloging the local business assets and skills of local residents could create a Neighborhood Information Exchange. Aside from providing positive information on the neighborhood, this inventory could be used to muster residents to work on neighborhood issues. Another asset worth inventorying and promoting is the heritage of the neighborhood, such as the rail depot.</p> <p>25. Highlight (publish) neighborhood activities. One way would be to start a neighborhood-wide newsletter. The newsletter could help educate residents about City policy and programs and let them know about events, crime stats, and other information relevant to the neighborhood.</p>	<p>Neighborhood Groups, Planning Department <i>2000, Ongoing</i></p> <p>Neighborhood Groups <i>2000, Ongoing</i></p>

Vision Statement

The Lower North Side Neighborhood takes great pride in the quality of life on the greater north side. Continued reinvestment in the appearance of public rights-of-way; the maintenance of public infrastructure such as sidewalks, streets, and lighting; and the enhancement of private properties will continue to preserve the quality and value of public and private properties. We will work with City staff to ensure the maintenance and improvement of all neighborhood streets, sidewalks, railroad, and other physical infrastructure in a visually pleasing and environmentally sound manner. Neighbors will strive to share responsibility for attractively maintaining street terraces and boulevards adjacent to their properties. Utilities should be placed underground whenever practical, and consideration will always be given to minimizing damage to trees.

Neighborhood Goals

Goal: Maintain, Upgrade, And Enhance the Physical Features of the Neighborhood to Improve the Aesthetics, Environmental Quality, And Accessibility in the Lower North Side Neighborhood.

Top Recommendations (priority order)

1. Oppose the North-South transportation corridor plan.
2. Encourage the planting of trees throughout the neighborhood to help improve aesthetics.
3. Take a survey of area to find areas needing more light and check with light meter.
4. Work with City and C.P. Rail to improve and maintain the Depot and surrounding area.
5. Work with the City on traffic management in the neighborhood, particularly for safety.

Sidewalks, Streets, and Other Public Infrastructure Improvements

Issue: Public improvements such as landscaping, repair of streets and sidewalks, street lighting, and neighborhood entrance markers can be used to define the neighborhood, establish attractive entry points, and enhance the appearance of residential streets. The neighborhood wants to work with the City to improve the aesthetics, safety, and accessibility of public right-of-ways in the area. Note: Infrastructure work with Low/Moderate Income (LMI) areas is CDBG eligible.

GOAL	RECOMMENDATION	IMPLEMENTATION
<p>GOAL: MAINTAIN, UPGRADE, AND ENHANCE THE PHYSICAL FEATURES OF THE NEIGHBORHOOD TO IMPROVE THE AESTHETICS, ENVIRONMENTAL QUALITY, AND ACCESSIBILITY IN THE LOWER NORTH SIDE NEIGHBORHOOD.</p>	<p><u>Trees</u></p> <ol style="list-style-type: none"> 1. Encourage the planting of trees throughout the neighborhood to help improve aesthetics. 2. Create a brochure on tree planting and distribute. At present there is not enough public information on the availability of trees for boulevards. Creating and distributing a brochure on the City's tree program hopefully will result in more tree plantings in the neighborhood. 3. Inspect alleyways for unkempt trees, bushes, brush, and weeds and notify property owners. 4. Notify property owners when street improvements or power line work will affect trees. When street improvements are imminent, many residents are not aware of the actual work to be done and its effect on trees. Whenever a significant number of trees on a block are affected, residents should be brought into the street improvement planning process to ensure their concerns are addressed. It is during the early planning stages of these projects that residents should be informed so they can explore their options such as petitioning against widening, altering power line placement, etc. Additionally, planting replacement trees years before unavoidable tree loss would make tree loss less dramatic. <p><u>Sidewalks</u></p> <ol style="list-style-type: none"> 5. Encourage the City, private property owners, and private business to make their properties accessible and safe for people. Many sidewalks are poorly maintained year-round. Some are in very poor condition while other areas have no sidewalk at all. Specific locations for improvements: <ol style="list-style-type: none"> a. Install sidewalk for the Lead Free Homes on to provide handicap access for residents. b. Improve the maintenance and safety of the railroad depot walkways. 6. Create brochure explaining property maintenance, repair and responsibility along with costs for new sidewalks. 	<p>Neighborhood Groups, City Forester <i>2000, Ongoing</i></p> <p>Neighborhood Groups, City Forester, CDBG <i>2000</i></p> <p>Neighborhood Groups, City Forester, Inspection Department <i>Ongoing</i></p> <p>Board of Public Works, City Forester, NSP <i>Ongoing</i></p> <p>Neighborhood Groups, Board of Public Works <i>Ongoing</i></p> <p>Engineering <i>2000</i></p>

Sidewalks, Streets, and Other Public Infrastructure

GOAL	RECOMMENDATION	IMPLEMENTATION
	<p><u>Alleys</u></p> <p>7. Create pamphlet to explain alley paving along with sample petition. Many alleyways are unkempt and not maintained properly. Information about alley improvement needs to reach residents.</p> <p>8. Address speeding vehicles in the alley between Caledonia and Avon Streets running from Monitor to Gould Street.</p> <p>9. Address plowing of alleys in winter to alleviate on-street parking problems.</p> <p><u>Lighting</u></p> <p>Certain Residential, Commercial, and Park areas are in need of improved lighting for security and safety needs. Some residents would also like older style lighting.</p> <p>10. Take a survey of area to find areas needing more light and check with light meter.</p> <p>11. Improve lighting at Goose Green Park.</p> <p>12. Get more info and input on old-fashioned lighting (Where, type, cost, wattage, who pays, residents affected).</p> <p><u>Depot</u></p> <p>With the beautification of the depot, the areas that have not been improved stand out as definite eyesores and pose a danger to those using the depot area. The unsightliness of an ill-maintained area incurs vandalism. Lighting in some areas needs improvement for safety and security. Safety around the tracks is still an ongoing problem; new safety programs need to be developed and implemented. Residents are using the area as a dog walk without cleaning up after. Additional improvements to green space and perimeter are definitely needed. With approximately 500,000 thousand passengers going through La Crosse per year, the unsightliness of this area leaves a poor impression. Improvements could be made to make this area more attractive so those passengers would be more interested in a return visit to see La Crosse.</p>	<p style="text-align: center;">Engineering 2000</p> <p style="text-align: center;">Board of Public Works, Traffic Engineer, Police Department 2000</p> <p style="text-align: center;">Board of Public Works 2000, Ongoing</p> <p style="text-align: center;">Neighborhood Groups, Board of Public Works 2000, Ongoing</p> <p style="text-align: center;">Park & Recreation Department 2000</p> <p style="text-align: center;">Neighborhood Groups, Board of Public Works, Engineering Department 2000, Ongoing</p>

Sidewalks, Streets, and Other Public Infrastructure

GOAL	RECOMMENDATION	IMPLEMENTATION
	<p>13. Work with City and C.P. Rail to improve and maintain the Depot and surrounding area. Specific issues:</p> <ul style="list-style-type: none"> a. Check with neighbors and Park Dept. about possible pocket park East or South of Depot. b. Replace current North fence with wall, fence, and mural. Create steering committee for mural (funding, materials, and labor). c. Fenced in area for rubbish and AC is left open; it is unsafe. d. Work to eliminate dog potty area. e. Control graffiti. f. West platform light turned on and re-aimed. g. Improve lighting at East End of platform. h. Get platform rock replaced with gravel or recycle. i. Create a trains, tracks, and crossings safety program. j. Shelters at crossings. k. Resurface parking lots. l. Contact C.P. Rail explaining need for clean-up, shoveling at crossings, platform repair, rail ties storage, brush mess, fence and ground unsightliness, dog problem, lighting, old water-tower triangle dangerous and unsightly, NW corner of Avon & Hagar lot improvement. <p><u>Other</u></p> <p>14. Oppose the North-South transportation corridor plan because it would seriously and negatively affect this neighborhood, especially the Indian Hill portion. It would channel traffic into Lang Drive, worsening traffic congestion. It would also destroy 26 acres of marshland and displace many business and landowners.</p> <p>15. City of La Crosse maintains their properties, keeping them safe and clean. See Housing Section</p> <p>16. Explore the possibility of a mural on the Rose Street Viaduct near the Depot.</p> <p>17. Target the major streets for streetscaping improvements. The high traffic streets within the neighborhood would benefit from projects to beautify them and make them more pedestrian friendly. For example George Street: more boulevard trees and grass rather than cement curbs. Incidentally, a Hwy. 53 Corridor Improvement Study is to be completed for the City by January 2000.</p> <p>18. Check with property owner at corner of Kane & Island about possibility of filling in low spot on lot.</p> <p>19. Explore the possibility of bus stop shelters at St. James & Caledonia on both sides of the street.</p>	<p>Neighborhood Groups, Board of Public Works, C.P. Rail, Planning Department</p> <p style="text-align: center;"><i>2000, Ongoing</i></p> <p>Neighborhood Groups</p> <p style="text-align: center;"><i>Ongoing</i></p> <p>Neighborhood Groups, Board of Public Works, Police Department</p> <p style="text-align: center;"><i>2000, Ongoing</i></p> <p>Neighborhood Groups, Board of Public Works, Planning Department</p> <p style="text-align: center;"><i>Ongoing</i></p> <p>Neighborhood Groups, Board of Public Works,</p> <p style="text-align: center;"><i>Ongoing</i></p> <p style="text-align: center;">MTU</p> <p style="text-align: center;"><i>Ongoing</i></p>

Sidewalks, Streets, and Other Public Infrastructure

GOAL	RECOMMENDATION	IMPLEMENTATION
	<p>20. Encourage parking lot usage by the residents of multi unit apartment buildings. Explore ways to alleviate on-street parking year round. Pursue alley plowing options so that apartment dwellers have access to their parking lots in winter.</p> <p>21. Repair brick crosswalk sinkhole at St. Andrew & Caledonia.</p> <p>22. Work with the City on traffic management in the neighborhood, particularly for safety. Specific recommendations:</p> <ul style="list-style-type: none"> a. Monitor & Rose: Stoplights b. Caledonia & Car: stopsigns on Caledonia c. Island & Caledonia: 2-way stop on Island d. Avon & St. Andrew: 4-way stop e. Hagar & Caledonia: 2-way stop on Hagar f. St. Cloud & Caledonia: 4-way stop g. Liberty & Wall: 2-way stop on Wall h. Liberty & Windsor: 4-way stop i. Avon & Hagar: make signs more visible j. Liberty & St. Cloud: yield sign on St. Cloud <p>23. Encourage mass transit improvements to reduce single-occupancy vehicle use. Consider additional bus stops, better bus stop shelters, more frequent bus trips, free rides for seniors, driving age teenagers, and more liberal usage of trolley car.</p>	<p>Neighborhood Groups, Traffic Engineer <i>Ongoing</i></p> <p>Board of Public Works <i>Ongoing</i></p> <p>Neighborhood Groups, Traffic Engineer <i>Ongoing</i></p> <p>Board of Public Works, MTU</p>

Vision Statement

Parks and greenspaces are a source of pride and identity for neighborhoods. Our vision is to make the parks in this neighborhood as people friendly and useful as can be. We recommend additional neighborhood greenspace and enhanced landscaping. Connection to the bike trails would be a great asset, both for the neighborhood but also for the City as a whole. In the end, our parks will provide a wide variety of recreational opportunities and will be focal points for community activities.

GENERAL GOALS

1. Expand and enhance park spaces by providing additional resources for community neighborhood activities.
2. Develop North Side bicycle trails to access current routes.
3. Improve the aesthetics of vacant areas on the North Side.

Neighborhood Goals

Goal 1: Expand Goose Green (GG) Park.

Goal 2: Provide Resources and Landscaping To Make GG Park More Attractive, Safe, And Useful To the Neighborhood.

Goal 3: Connect GG Park to Bike Trails to Make It More Accessible.

Goal 4: Maintain Red Cloud Park's Well-Loved Personality, Carefully Providing Some New Resources.

Goal 5: Maintain the Beauty and Resources of Copeland Park.

Goal 6: Clean Up Undeveloped Land and Provide More Green Spaces For The Neighborhood.

Top Recommendations

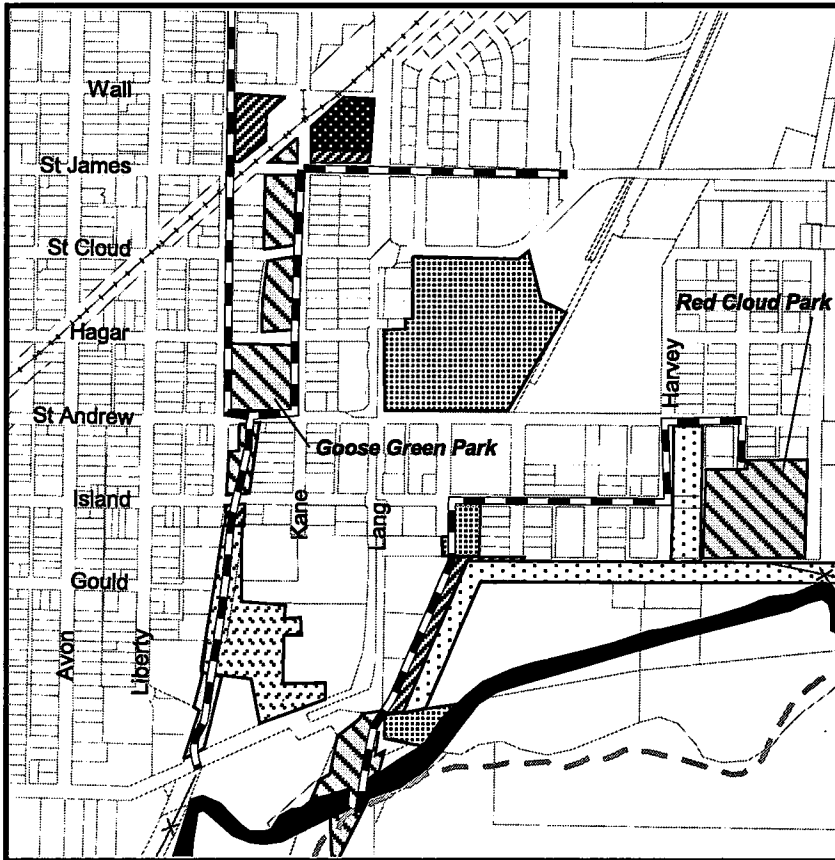
1. Designate City/County land adjacent to Goose Green Park City parkland.
2. More and better lighting in Goose Green Park to increase safety.
3. Work with Park & Recreation Department on an alternative to the wading pools, such as a sprinkler type park that could be safer, cleaner, and more useful to a wider range of children and adults.
4. Shift Community Garden to the North of present location.

Goose Green Park

Issue: Goose Green Park is located in an area with a lot of children and could be a real asset to the neighborhood. Leagues extensively use the ball field, but the rest of the park is under utilized. We recommend expanding the size of the park and adding some key new resources. Additionally, more landscaping and connecting it to the bike trail system could be an important part of revitalizing the neighborhood. Note: the following goals and actions reference maps 4 & 5 on page 35. Neighborhood parks serving Low/Moderate Income neighborhoods are Community Development Block Grant (CDBG) eligible.

GOAL	RECOMMENDATION	IMPLEMENTATION
<p>GOAL 1: EXPAND GOOSE GREEN PARK.</p>	<ol style="list-style-type: none"> 1. Designate City/County land adjacent to Goose Green parkland. As map 4 shows, the City and County own several parcels surrounding Goose Green Park along an old rail corridor. These properties could be designated park and cleaned up for use. Potentially Goose Green Park could extend north to the fence along the tracks, to include the area east to the tunnel under the bridge, and south of the ball field. 2. Shift Community Garden to the North. One way to provide room for more resources is to shift the Community Garden north to the next adjacent parcel of land (Map 5) (presently between St. Cloud St. and Hagar St.). This would enlarge the park in a contiguous manner and provide the Community Gardens with a larger plot of land. The Community Garden sponsors should be given a long-term lease (10 years or longer) to allow for plants (like raspberries) which take a few years to produce. Shifting of the garden should take place in late fall and city assistance would be encouraged in this process. 3. Make use of wooded area to provide resources for neighborhood. The area northeast of the garden next to the railroad tracks and overpass is a wooded area with some healthy elm trees and plum trees. Children currently sled from the overpass in this area. Scrub trees and brush could be removed and replaced with more desirable species for people and wildlife, such as fruit trees. Privacy trees could be planted to screen houses. The County currently owns this property. 4. With an enlarged park, add new resources. Several ideas have been presented that would enhance an enlarged park: Simple shelter, roofed but no walls; Swings, children have specifically asked for them; basketball court, especially for teens; small skateboard area; improved sledding hill; hop-scotch; tether ball; ice rink 	<p>Neighborhood Groups, Park & Recreation Department, Parks Board, County, Common Council <i>2000, 2001</i></p> <p>Community Garden, Neighborhood Groups, Park & Recreation Department, Common Council <i>2001,2002</i></p> <p>County, Park & Recreation Department <i>2001,2002</i></p> <p>Park & Recreation Department <i>2002</i></p>
<p>GOAL 2: PROVIDE RESOURCES AND LANDSCAPING TO MAKE THE PARK MORE ATTRACTIVE, SAFE, AND USEFUL TO THE NEIGHBORHOOD.</p>	<ol style="list-style-type: none"> 5. More and better lighting to increase safety. Goose Green Park sign and by the bathrooms. 6. Install sidewalk on Kane Street side of park. 7. Enhance park by planting flowers, landscaping around park sign and water fountain, and adding more trees, tables and benches. 	<p>Park & Recreation Department <i>2000</i></p> <p>Residents, Board of Public Works, Common Council <i>2001</i></p> <p>Neighborhood Groups, Park & Recreation Department <i>2000, 2001</i></p>

Map 4. Property Owners on Proposed Bike Routes



- Current Trails**
- Existing Trails
 - Unofficial Trails

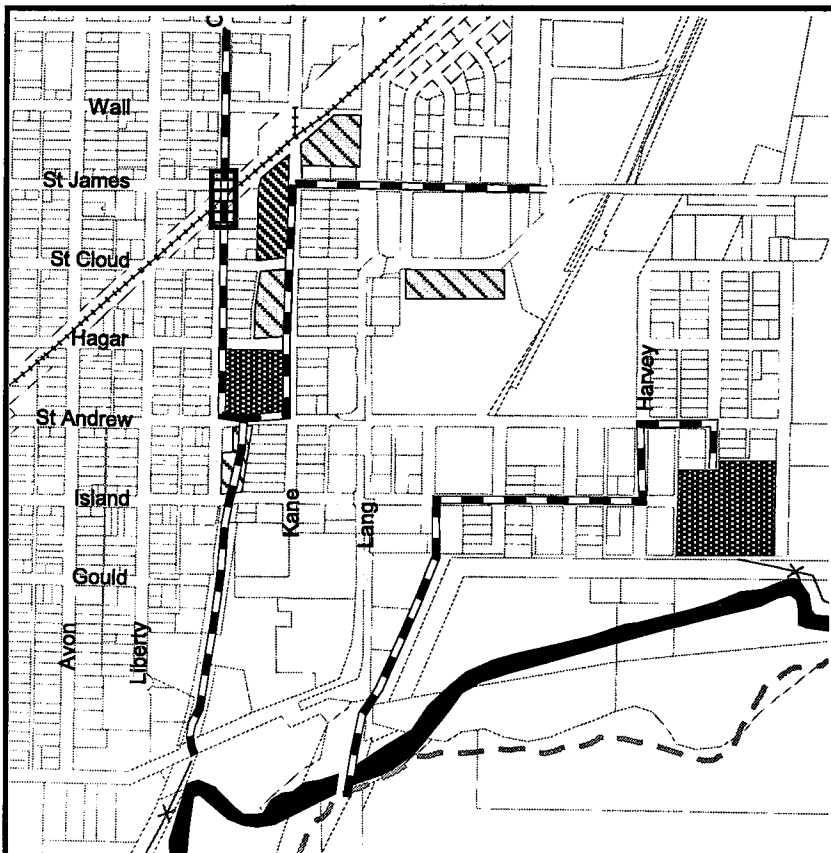
- Proposed Trails**
- LAPC Plan
 - Neighborhood

- Parcel Owner**
- CITY
 - LA CROSSE COUNTY
 - LA CROSSE FOOTWEAR
 - MENARDS
 - NSP
 - PRIVATE
 - TRISTATE AIRGAS INC

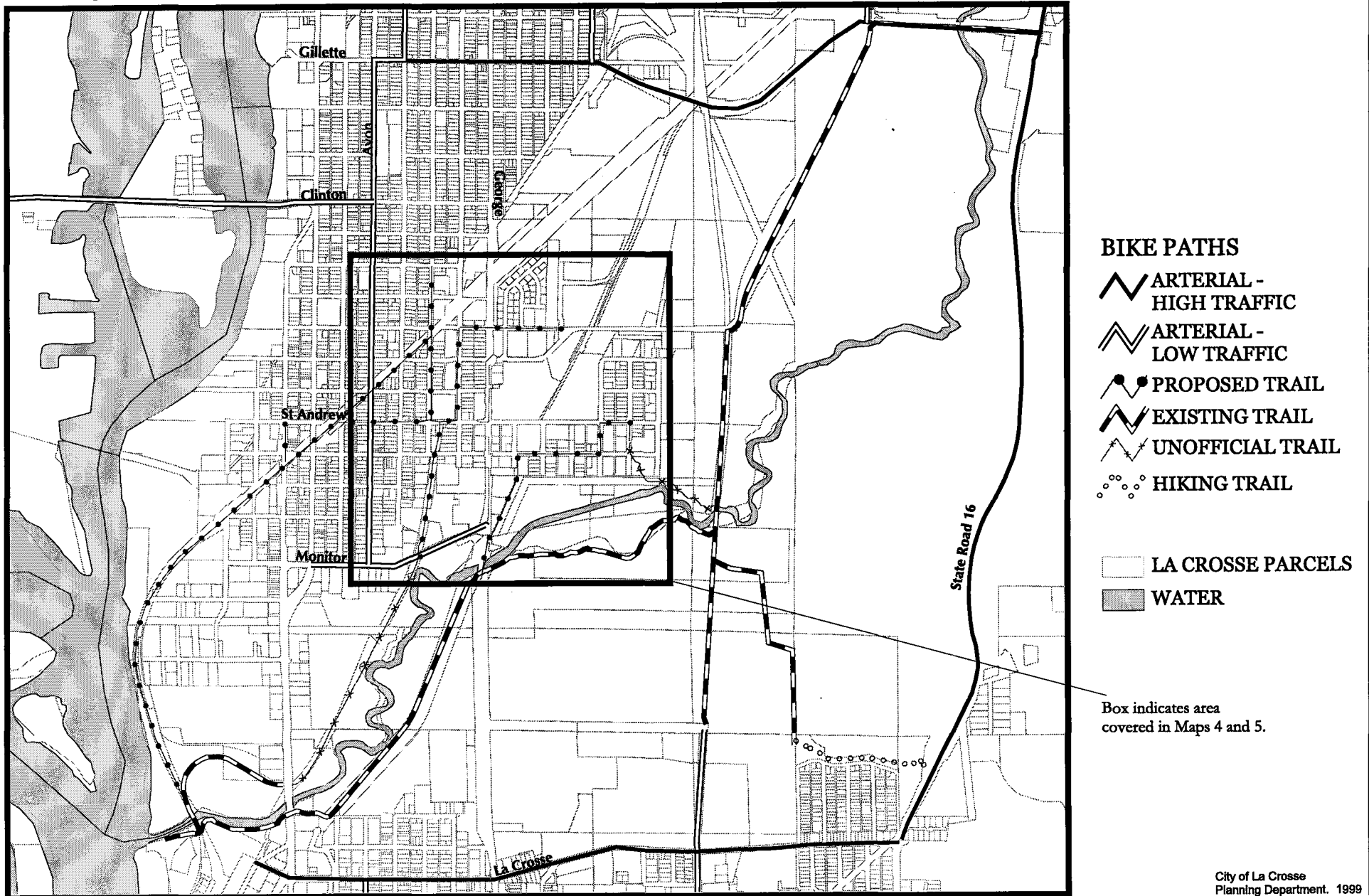
- Parks**
- Existing
 - Proposed
 - Relocated Garden

- Base Layers**
- Railroad
 - Roads
 - Water
 - La Crosse Parcels
 - Proposed Bridge

Map 5. Goose Green - Red Cloud Bike Path Proposals



Map 6. Existing and Proposed Bike Routes in La Crosse's Lower Northside Neighborhood



Goose Green Park

GOAL	RECOMMENDATION	IMPLEMENTATION
	<p>8. Install pedestrian bridge over tracks to connect park with rest of neighborhood. See # 11 below.</p> <p>9. Close off Saint Cloud or Hagar Street. (Or speed-bumps).</p>	<p>Traffic Engineer, Board of Public Works</p> <p>2001, 2002</p>
<p>GOAL 3: CONNECT PARK TO BIKE TRAILS TO MAKE IT MORE ACCESSIBLE.</p>	<p>10. Develop a bike trail from Monitor Street to Goose Green Park along old railroad corridor. Currently this area is privately owned and an easement would have to be purchased.</p> <p>11. Construct a pedestrian/bicycle bridge over R.R. tracks on Charles Street connecting Goose Green Park with rest of neighborhood. As a result, bike and pedestrian traffic would be directed onto Charles Street, providing a safer alternative route to crossing over the George Street overpass.</p> <p>12. Clean up tunnel under the George Street overpass and surrounding area, making it safer and more inviting. Currently this area is not being used to its full potential due to unsafe and unappealing surroundings, e.g., trash and bad lighting. A recommendation has been made for a mural on the tunnel walls.</p>	<p>Neighborhood Groups, Board of Public Works, Planning Department</p> <p style="text-align: center;">2001, Ongoing</p> <p>Board of Public Works, Traffic Engineer, Common Council</p> <p style="text-align: center;">2003 or later</p> <p>Board of Public Works</p> <p style="text-align: center;">2000</p>

Red Cloud Park

Issue: This park is used extensively by the neighborhood surrounding it. Many others, especially for group picnics like company parties, school field trips, and reunions also use it. The park is naturally beautiful, needing little enhancement. The western portion is now being left unmowed to allow the establishment of a wildflower meadow. Currently the park has tennis courts, horseshoe pits, a lodge, volleyball court, sledding hills, playground equipment, and is in close proximity to bike trails. The park is a wonderful resource to both the neighborhood and the whole City.

GOAL	RECOMMENDATION	IMPLEMENTATION
<p>GOAL 4: MAINTAIN THIS PARK'S WELL-LOVED PERSONALITY, CAREFULLY PROVIDING SOME NEW RESOURCES.</p>	<p>13. Install a larger basketball court with two hoops and a better surface. One new resource Red Cloud Park could use is an expanded basketball court. The current court is used constantly by all ages. A full court with two hoops and better surface would be a boon to the neighborhood.</p> <p>14. Connect Red Cloud Park to City by on/off-street bike trails.</p> <p>15. Install water fountain.</p> <p>16. Keep access to "rabbit trail" clear of overgrowth.</p>	<p>Parks & Recreation Department</p> <p style="text-align: center;">2001</p> <p>Traffic Engineer, Planning Department</p> <p style="text-align: center;">2000-2003</p> <p>Parks & Recreation Department</p> <p style="text-align: center;">2000</p> <p>Parks & Recreation Department</p> <p style="text-align: center;">2000</p>

Red Cloud Park

GOAL	RECOMMENDATION	IMPLEMENTATION
	17. Re-orientate trail signs. Many signs currently are not orientated correctly for trail users. All should be orientated with Due North.	Parks & Recreation Department 2000

Copeland Park

Issue: Copeland is a well-known and well-used park with many resources. Two issues currently affecting the park are the installation of two tennis courts and the poor condition of the wading pool. In exchange for land at Logan Middle School for a community swimming pool, the City is placing two additional tennis courts in Copeland Park. The wading pool, though used a lot, is in bad condition and will have to be eventually replaced.

GOAL	RECOMMENDATION	IMPLEMENTATION
GOAL 5: MAINTAIN THE BEAUTY AND RESOURCES OF THIS EXTENSIVELY USED PARK.	18. Work with Park & Recreation Department on an alternative to the wading pool, such as a sprinkler type park that could be safer, cleaner, and more useful to a wider range of children and adults.	Neighborhood Groups, Parks & Recreation Department 2000, Ongoing
	19. Add some signage explaining local history.	Neighborhood Groups, Parks & Recreation Department 2000

Other Possible Green Areas

Issue: Vacant parcels exist throughout the neighborhood. Some could be made into park or greenspace. Others at least need to be cleaned up.

GOAL	RECOMMENDATION	IMPLEMENTATION
GOAL 6: CLEAN UP UNDEVELOPED LAND AND PROVIDE MORE GREEN SPACES FOR THE NEIGHBORHOOD.	20. Clean up the wetland area behind Ardies. It is a little known, but beautiful natural resource of this neighborhood. Cleaning up the trash and old road debris and setting out a few tables and benches could make this into a wonderful spot. It could be included in bike maps as a spot on the way to Red Cloud Park.	Neighborhood Groups, Parks & Recreation Department 2000, Ongoing
	21. Clean up old railroad corridor along Charles Street between Island and Saint Andrew. This would make a nice green area with little work – just some benches, tables. The proposed bike trail would go through this area.	Neighborhood Groups, Parks & Recreation Department 2000, 2001
	22. Clean up electric substation on Saint Andrew and Harvey Street. It is a terrible eyesore. It is a possible site for a park, green area, housing, and garden? NSP owns the property and has plans to take down the building and sell the land.	NSP, Inspection Department Ongoing

Other Possible Green Areas

GOAL	RECOMMENDATION	IMPLEMENTATION
	<p>23. Seek additional green spaces. Use of land around Jefferson Elementary School is one of many possibilities. Another possibility is vacant lots within the neighborhood, particularly those within the flood plain area.</p>	<p>Parks & Recreation Department, Neighborhood Groups, School District</p> <p style="text-align: center;"><i>Ongoing</i></p>

Additional Concerns

GOAL	RECOMMENDATION	IMPLEMENTATION
	<p>24. Install bike racks at the North Side Policing Center and at all three neighborhood parks: Red Cloud, Goose Green, and Copeland. Other possibilities should be researched. Racks could be made aesthetically with wood and pipes; maybe even planters built into structure.</p> <p>25. Install recycling bins in all parks. All parks should have attractive recycle containers to encourage recycling by park users.</p> <p>26. Expand current off-street trails network. Explore connections that tie in with existing and planned future trails throughout city and region. Connections should be made to each of the three neighborhood parks as well as other parks throughout the City (See page 36, Map 6).</p>	<p>Parks & Recreation Department</p> <p style="text-align: center;"><i>2000,2001</i></p> <p>Refuse & Recycle, Parks & Recreation Department</p> <p style="text-align: center;"><i>2000</i></p> <p>Planning Department, LAPC, Neighborhood Groups</p> <p style="text-align: center;"><i>2000</i></p>

Responsibility for implementation

Many parties are given responsibility in the plan to assist with implementing its recommendations. This section of the document summarizes the responsibilities assigned in the “Neighborhood Plan Recommendations” section and lists each party’s implementation role for the various recommendations. One overriding factor in implementation is that the fact that some of the proposed actions would require Common Council approval and/or funding. City departments and neighborhood organizations should therefore seek Council approval where appropriate as they work to implement these items.

NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

Neighborhood Committee & Neighborhood Groups

Housing

- Create Housing Resource Center at North Side Library to market available housing, home ownership financing programs, rehabilitation grants and loans, and related programs within the neighborhood.
- Sponsor a housing workshop(s) that will target homeowners, investment property owners, and tenants to increase awareness of loans, grants, and programs available to purchase, maintain and upgrade residential and commercial properties.
- Perform Housing Survey to catalog architectural styles and historical structures within the neighborhood.
- Create a program to recognize property owners who rehabilitate or keep up their properties.
- Inspect and monitor residential properties to ensure compliance with minimum housing and property maintenance codes, with a goal of surveying the neighborhood twice a year and inspecting as necessary.
- Create a Code Enforcement Team comprised of various code enforcement personnel throughout the City: Inspection, Health, Fire, Police, Housing, and Legal.
- The Inspection Department and neighborhood organizations work together to eliminate problems regarding the maintenance and appearance of neighborhood properties.
- Educate residents (owners and tenants) about the responsibilities of maintaining their properties as well as those issues involved with ownership.
- Develop a neighborhood-based program that would identify volunteers willing to help homeowners and/or rental property owners who need assistance with maintenance and rehabilitation of their properties.
- Develop additional programs to encourage and assist repair and maintenance within the neighborhood.
- Promote the Neighborhood's traditional character.
- Target the purchase of single-family and two-units for owner-occupancy, especially properties that are in rental status, using existing home loan programs to help in the purchase as well as the rehabilitation of the properties.
- Keep Jefferson Elementary School Open as a neighborhood school.
- Continue funding and expand marketing efforts for existing housing rehabilitation and home ownership programs.

- Review current code provisions regarding density rules, parking and green space requirements or lack thereof.
- Encourage new housing be consistent with historical character of the neighborhood.
- Neighborhood committee to work with City planners to rethink flood plain alternatives.
- Identify and prioritize target areas to concentrate owner-occupied housing and multiple unit dwellings.
- Explore possibility of decorative lighting for neighborhood.
- Encourage theme planting by City in parks and other public spaces and suggest homeowners and landlord follow suit.
- Document the community's assets.
- Highlight (publish) neighborhood activities.

Public Infrastructure

- Encourage the planting of trees throughout the neighborhood to help improve aesthetics.
- Create a brochure on tree planting and distribute.
- Inspect alleyways for unkempt trees, bushes, brush, and weeds and notify property owners.
- Encourage the City, private property owners, and private business to make their properties accessible and safe for people.
- Take a survey of area to find areas needing more light and check with light meter.
- Get more info and input on old-fashioned lighting.
- Work with City and C.P. Rail to improve and maintain the Depot and surrounding area.
- Oppose the North-South transportation corridor plan.
- Explore the possibility of a mural on the Rose Street Viaduct near the Depot.
- Target the major streets for streetscaping improvements.
- Check with property owner at corner of Kane & Island about possibility of filling in low spot on lot.
- Encourage parking lot usage by the residents of multi unit apartment buildings.
- Work with the City on traffic management in the neighborhood, particularly for safety.

Parks, Open Spaces, and Trails

- Designate City/County land adjacent to Goose Green Park as parkland.
- Shift Community Garden to the North of present site.
- Enhance Goose Green Park by planting flowers, landscaping around park sign and water fountain, and adding more trees, tables and benches.
- Develop a bike trail from Monitor Street to Goose Green Park along old railroad corridor.
- Work with Park & Recreation Department on an alternative to the wading pool at Copeland Park, such as a sprinkler type park that could be safer, cleaner, and more useful to a wider range of children and adults.
- Add some signage to Copeland Park explaining local history.
- Clean up the wetland area behind Ardies.
- Clean up old railroad corridor along Charles Street between Island and Saint Andrew.
- Seek additional green spaces in neighborhood.
- Expand current off-street bike trails network.

CAP

Housing

- Sponsor a housing workshop(s) that will target homeowners, investment property owners, and tenants to increase awareness of loans, grants, and programs available to purchase, maintain and upgrade residential and commercial properties.
- Promote the Neighborhood's traditional character.
- Target the purchase of single-family and two-units for owner-occupancy, especially properties that are in rental status, using existing home loan programs to help in the purchase as well as the rehabilitation of the properties.
- Continue funding and expand marketing efforts for existing housing rehabilitation and home ownership programs.

Community-wide Organizations

Housing

- Create a program to recognize property owners who rehabilitate or keep up their properties.
- Encourage theme planting by City in parks and other public spaces and suggest homeowners and landlord follow suit.

Kane St. Community Garden

Parks, Open Spaces, and Trails

- Shift Community Garden to the North of present site.

NSP

Public Infrastructure

- Notify property owners when street improvements or power line work will affect trees.

Parks, Open Spaces, and Trails

- Clean up electric substation on Saint Andrew and Harvey Street.

C.P. Rail

Public Infrastructure

- Work with City and C.P. Rail to improve and maintain the Depot and surrounding area.

Mayor's Office

Housing

- Create a program to recognize property owners who rehabilitate or keep up their properties.

Planning Department

Housing

- Create Housing Resource Center at North Side Library to market available housing, home ownership financing programs, rehabilitation grants and loans, and related programs within the neighborhood.
- Perform Housing Survey to catalog architectural styles and historical structures within the neighborhood.
- Create a Code Enforcement Team comprised of various code enforcement personnel throughout the City: Inspection, Health, Fire, Police, Housing, and Legal.
- Develop additional programs to encourage and assist repair and maintenance within the neighborhood.
- Target the purchase of single-family and two-units for owner-occupancy, especially properties that are in rental status, using existing home loan programs to help in the purchase as well as the rehabilitation of the properties.
- Continue funding and expand marketing efforts for existing housing rehabilitation and home ownership programs.
- Review current code provisions regarding density rules, parking and green space requirements or lack thereof.
- Encourage new housing be consistent with historical character of the neighborhood.
- Neighborhood committee to work with City planners to rethink flood plain alternatives.
- Identify and prioritize target areas to concentrate owner-occupied housing and multiple unit dwellings.
- Document the community's assets.

Public Infrastructure

- Work with City and C.P. Rail to improve and maintain the Depot and surrounding area.
- Target the major streets for streetscaping improvements.

Parks, Open Spaces, and Trails

- Develop a bike trail from Monitor Street to Goose Green Park along old railroad corridor.
- Connect Red Cloud Park to City by on/off-street bike trails.
- Expand current off-street trails network.

Inspection Department

Housing

- Inspect and monitor residential properties to ensure compliance with minimum housing and property maintenance codes, with a goal of surveying the neighborhood twice a year and inspecting as necessary.
- Develop computer-based property tracking system to track code citations and warnings.
- The Inspection Department and neighborhood organizations work together to eliminate problems regarding the maintenance and appearance of neighborhood properties.
- Educate residents (owners and tenants) about the responsibilities of maintaining their properties as well as those issues involved with ownership.

Public Infrastructure

- Inspect alleyways for unkempt trees, bushes, brush, and weeds and notify property owners.

Parks, Open Spaces, and Trails

- Clean up electric substation on Saint Andrew and Harvey Street.

Police Department

Housing

- Sponsor a housing workshop(s) that will target homeowners, investment property owners, and tenants to increase awareness of loans, grants, and programs available to purchase, maintain and upgrade residential and commercial properties.
- Educate residents (owners and tenants) about the responsibilities of maintaining their properties as well as those issues involved with ownership.
- Address speeding vehicles in the alley between Caledonia and Avon Streets running from Monitor to Gould Street.

Public Infrastructure

- Explore the possibility of a mural on the Rose Street Viaduct near the Depot.

Park & Recreation Department

Housing

- Encourage theme planting by City in parks and other public spaces and suggest homeowners and landlord follow suit.
- Create a Code Enforcement Team comprised of various code enforcement personnel throughout the City: Inspection, Health, Fire, Police, Housing, and Legal.

Public Infrastructure

- Improve lighting at Goose Green Park.
- City of La Crosse maintains their properties, keeping them safe and clean.

Parks, Open Spaces, and Trails

- Designate City/County land adjacent to Goose Green Park as parkland.
- Shift Community Garden to the North of present site.
- Make use of wooded area Northeast of Goose Green Park to provide resources for neighborhood.
- With an enlarged Goose Green Park, add new resources.
- More and better lighting at Goose Green Park to increase safety.
- Enhance Goose Green Park by planting flowers, landscaping around park sign and water fountain, and adding more trees, tables and benches.
- Install at Red Cloud Park a larger basketball court with two hoops and a better surface.
- Install water fountain at Red Cloud Park.
- Keep access to "rabbit trail" in Red Cloud Park clear of overgrowth.
- Re-orientate trail sign in Red Cloud Park and others throughout marsh.
- Work with Park & Recreation Department on an alternative to the Copeland Park wading pool, such as a sprinkler type park that could be safer, cleaner, and more useful to a wider range of children and adults.
- Add some signage to Copeland Park explaining local history
- Clean up the wetland area behind Ardies.
- Clean up old railroad corridor along Charles Street between Island and Saint Andrew.
- Seek additional green spaces in neighborhood.
- Install bike racks at the North Side Policing Center and at all three neighborhood parks: Red Cloud, Goose Green, and Copeland.
- Install recycling bins in all parks.

Public Works

Housing

- Create a Code Enforcement Team comprised of various code enforcement personnel throughout the City: Inspection, Health, Fire, Police, Housing, and Legal.
- Develop computer-based property tracking system to track code citations and warnings.
- Explore possibility of decorative lighting.
- Encourage theme planting by City in parks and other public spaces and suggest homeowners and landlord follow suit.

Public Infrastructure

- Notify property owners when street improvements or power line work will affect trees.
- Encourage the City, private property owners, and private business to make their properties accessible and safe for people.
- Address speeding vehicles in the alley between Caledonia and Avon Streets running from Monitor to Gould Street.
- Address plowing of alleys in winter to alleviate on-street parking problems.
- Take a survey of area to find areas needing more light and check with light meter.
- Get more info and input on old-fashioned lighting.

- Work with City and C.P. Rail to improve and maintain the Depot and surrounding area.
- City of La Crosse maintains their properties, keeping them safe and clean.
- Target the major streets for streetscaping improvements.
- Check with property owner at corner of Kane & Island about possibility of filling in low spot on lot.
- Repair brick crosswalk sinkhole at St. Andrew & Caledonia.
- Encourage mass transit improvements to reduce single-occupancy vehicle use.

Parks, Open Spaces, and Trails

- Install sidewalk on Kane Street side of Goose Green Park.
- Close off Saint Cloud or Hagar Street with park expansion.
- Develop a bike trail from Monitor Street to Goose Green Park along old railroad corridor.
- Construct a pedestrian/bicycle bridge over R.R. tracks on Charles Street connecting Goose Green Park with rest of neighborhood.
- Clean up tunnel under the George Street overpass and surrounding area, making it safer and more inviting.

Traffic Engineer

Public Infrastructure

- Address speeding vehicles in the alley between Caledonia and Avon Streets running from Monitor to Gould Street.
- Encourage parking lot usage by the residents of multi unit apartment buildings.
- Work with the City on traffic management in the neighborhood, particularly for safety.

Parks, Open Spaces, and Trails

- Close off Saint Cloud or Hagar Street.
- Construct a pedestrian/bicycle bridge over R.R. tracks on Charles Street connecting Goose Green Park with rest of neighborhood.
- Connect Red Cloud Park to City by on/off-street bike trails.

Engineering Department

Public Infrastructure

- Create brochure explaining property maintenance, repair and responsibility along with costs for new sidewalks.
- Create pamphlet to explain alley paving along with sample petition.
- Get more info and input on old-fashioned lighting.

City Housing Rehabilitation Program

Housing

- Sponsor a housing workshop(s) that will target homeowners, investment property owners, and tenants to increase awareness of loans, grants, and programs available to purchase, maintain and upgrade residential and commercial properties.
- Continue funding and expand marketing efforts for existing housing rehabilitation and home ownership programs.

Refuse & Recycling Department

Housing

- Develop additional programs to encourage and assist repair and maintenance within the neighborhood.

Parks, Open Spaces, and Trails

- Install recycling bins in all parks.

City Forester

Public Infrastructure

- Encourage the planting of trees throughout the neighborhood to help improve aesthetics.
- Create a brochure on tree planting and distribute.
- Inspect alleyways for unkempt trees, bushes, brush, and weeds and notify property owners.
- Notify property owners when street improvements or power line work will affect trees.

MTU

Public Infrastructure

- Explore the possibility of bus stop shelters at St. James & Caledonia on both sides of the street.
- Encourage mass transit improvements to reduce single-occupancy vehicle use.

La Crosse Public Library

Housing

- Create Housing Resource Center at North Side Library to market available housing, home ownership financing programs, rehabilitation grants and loans, and related programs within the neighborhood.

Community Development Block Grant (CDBG) Committee

Housing

- Sponsor a housing workshop(s) that will target homeowners, investment property owners, and tenants to increase awareness of loans, grants, and programs available to purchase, maintain and upgrade residential and commercial properties.
- Perform Housing Survey to catalog architectural styles and historical structures within the neighborhood.
- Develop additional programs to encourage and assist repair and maintenance within the neighborhood.
- Continue funding and expand marketing efforts for existing housing rehabilitation and home ownership programs.

Public Infrastructure

- Create a brochure on tree planting and distribute.

La Crosse Area Planning Committee (LAPC)

Parks, Open Spaces, and Trails

- Expand current off-street trails network.

Parks Board

Parks, Open Spaces, and Trails

- Designate City/County land adjacent to Goose Green Park as parkland.

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APPENDIX A – Neighborhood Improvement Funding

Neighborhood Improvement Funding

After your neighborhood group has identified neighborhood projects, the next steps are to develop a project plan and identify potential funding sources. Neighborhood improvements often require funding from a range of sources including public, private, and non-profit agencies. The key steps in exploring funding alternatives are to: 1) identify potential funding sources; 2) develop reasonable funding requests based on funding criteria established by funding agencies; and 3) approach funding agencies at strategic times during budget process or funding cycle timelines.

In addition to building funding partnerships with the City of La Crosse, neighborhood groups should continually explore funding partnerships with neighborhood residents and businesses, local non-profit organizations, and other public, private, and non-profit agencies that provide funding for civic improvement projects.

Budget Process Requests

The City budget outlines the City of La Crosse's funding priorities. The annual City budget is comprised of two parts: the operating budget and the capital budget. The operating budget supports the daily operations of City government, including employee salaries and wages, supplies, and equipment. The capital budget supports major infrastructure improvements such as street and sidewalk repairs, land and building acquisitions, and physical improvements to City property such as park playground equipment.

The annual operating budget process starts in August, when City agencies begin preparing requested budgets. Agencies submit requested budgets to the Finance Department by September 1st. The Finance Department then combines requested agency budgets into an overall City budget. The F&P Committee reviews/amends and recommends a proposed budget to the Common Council in October and a finalized City budget is passed in November. A calendar of the budget process is available from the Finance Departments' office beginning in August.

The capital budget follows a similar process. Requests are submitted to the Common Council in June. The Finance Department combines these requests and prepares a draft budget in July. The Plan Commission then holds a series of meetings/hearings in August, September, and October. A final budget is submitted to the Common Council for approval in either November or December.

Budget Requests

Residents and neighborhood groups can participate in the City budget process in three main ways. First, neighborhood groups can contact Council members to discuss the City budget process and effective advocacy strategies. Second, neighborhood groups can contact specific City Departments between January and June to discuss funding for particular neighborhood improvements. Third, neighborhood group representatives can attend public meetings/hearings held by the Common Council and City Board, Commissions, and Committees during the budget process.

How to Get Started:

- *Identify budget request(s).* Identify the neighborhood improvement(s) for which you wish to request funding. Prioritize your list of improvements in order to focus on priority issues.
- *Discuss budget requests with your district Council Member and appropriate City staff.* Contact your district Council Member to request his/her support for your budget request and to discuss advocacy strategies. Also contact appropriate City staff to discuss the likelihood of funding for your request and determine its consistency with existing policies and plans. Determine whether your budget request should be in the operating budget or the capital budget.
- *Develop a strategy to advocate for your budget request(s).* Advocating for budget requests entails contacting Council Members and City staff to describe why your budget request is important for your neighborhood. With the help of your Council Member, make a list of the appropriate City Departments, Boards, Commissions, and Committees to contact concerning your neighborhood improvement priorities. Also prepare a timeline which outlines when you plan to contact specific agencies and personnel.

- *Submit funding request to appropriate City agency between January and June.* The early stage of the budget process is where neighborhood groups can often have the most impact on the priorities identified in the City budget. Since each City agency faces budget constraints, the initial list of items proposed for budget consideration must be narrowed and prioritized before the City budget is ultimately approved by the Common Council. The earlier you submit your neighborhood improvement requests, the more consideration they are likely to receive in this ongoing process of prioritization.
- *Attend appropriate Board/Commission/Committee meeting(s) and hearing(s).* Between August and October, many City Boards, Commissions, and Committees hold public meetings to discuss budget priorities. At this time, the Plan Commission holds a series of hearings on the City capital budget. Ask your district Council member and City staff to describe effective ways for your neighborhood group to advocate for your neighborhood priorities at this stage of the budget process.
- *Attend Common Council budget hearings.* Between October and November, the F&P Committee and the Common Council hold at least two public hearings on the City operating budget. At this stage of the budget process, neighborhood groups can advocate for neighborhood priorities by submitting written comments to the Common Council and/or speaking at the Common Council hearing(s). Contact the Finance Department Office beginning in August to find out about hearing dates and how to submit written comments and/or register to speak at a hearing or meeting.
- *Prepare for future budget process.* The City cannot provide funding for every neighborhood improvement proposed throughout the budget process. However, neighborhood groups should keep in mind that advocating for City funding for particular neighborhood improvements is an ongoing process that often requires more than one budget cycle.

A general budget schedule is outlined below.

	<u>Capital Budget</u>	<u>Operating Budget</u>
June	Requests submitted to Common Council (C.C.) Overall budget developed	
August	Public Hearing (P.H.)	Departments prepare budgets
September	P.H.	Overall budget developed P.H.
October	P.H.	P.H.
November	Final Budget submitted to C.C.	Final Budget submitted to C.C.
December	Final Budget approved by C.C.	Final Budget approved by C.C.

Contact

Finance Department
City of La Crosse, 5th Floor
400 La Crosse Street
La Crosse, WI 54601
Phone: 789-7567

City Clerk's Office
City of La Crosse, 2nd Floor
400 La Crosse Street
La Crosse, WI 54601
Phone: 789-7510

Planning Department
City of La Crosse, 1st Floor
400 La Crosse Street
La Crosse, WI 54601
Phone: 789-7512

Five Year Consolidated Strategy and Plan

The Consolidated Strategy and Plan is a five year plan that identifies Housing and Community Development Needs, establishes a five year strategy for investing Federal resources, and identifies proposed annual usage of Community Development Block Grant (CDBG) and HOME Investments Partnerships Funds. The annual Action Plan also serves as the application for CDBG and HOME Investments Partnership Program funds. The basic goals of the Consolidated Strategy and Plan are to benefit Low- and Very Low- Income persons by:

1. Providing Decent Housing.
2. Providing a Suitable Living Environment.
3. Expanding Economic Opportunities.

CDBG

The primary objective of the Community Development Program is the development of viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income.

Each of the activities carried out with CDBG funds must meet one of the three broad National Objectives:

- A. Benefiting low- and moderate-income families;
- B. Preventing or eliminating slums or blight;
- C. Meeting other community development needs having a particular urgency because existing conditions pose a serious threat to the health or welfare of the community where other financial resources are not available to meet such needs.

The Five Year Consolidated Strategy and Plan for the City of La Crosse, Wisconsin is submitted to the Department of Housing and Urban Development in annually in February. It provides an in-depth view of Housing and Community Development Needs and a Five Year Strategy for addressing those needs. The Plan also contains a One Year Action Plan, submitted annually, which will identify how federal funding will be used in the upcoming program year. The 2000 CDBG Program will be a part of the 2000 Action Plan. As it becomes available the 2000-2004 Consolidated Strategy and Plan will be available for review in the City Planning Department.

In recent years, the CDBG Program has funded a variety of neighborhood focused projects such as park improvements, a neighborhood center, community gardens, Skates for Kids, and the Hamilton School Recreation Program.

HOME

The HOME Program is a federal housing block grant. The primary objectives of the HOME Investment Partnerships Act are to expand the supply of decent, safe, sanitary, and affordable housing with the primary focus on rental housing for very low- and low-income Americans; to strengthen the abilities of states and local units of government to design and implement strategies for achieving adequate supplies of decent, affordable housing; and to encourage public, private, and non-profit partnerships in addressing affordable housing needs.

Each of the activities carried out with HOME funds must provide affordable housing for persons whose incomes do not exceed various income limits as established by the HOME Regulations.

HOME funds can be used for three types of housing programs: homeownership (for home buyers, down payment assistance, and single family rehabilitation); rental housing; and tenant-based rental assistance.

Under the three categories, Participating Jurisdictions may use HOME funds to develop and support affordable rental and homeownership projects through: acquisition of property; new construction; reconstruction; conversion; moderate rehabilitation (less than \$25,000); substantial rehabilitation (more than \$25,000); tenant-based rental assistance; relocation of displaced persons; project soft costs; administration/planning; and operating expenses.

How to Get Started:

The following is the schedule for both the CDBG and HOME Programs:

August	Application and funding guidelines available Notice regarding September informational meeting and public hearings is published
September	PUBLIC HEARINGS (4) Organizations and citizens comment on: a. Community Development Issues b. Housing Needs c. Overall CDBG Program Performance d. Impediments to Fair Housing Choice
October	DEADLINE FOR SUBMISSION OF APPLICATIONS <i>MEETING for presentations</i>
November	<i>MEETING for Project Selection</i>
January	Common Council Monthly Cycle
March	Plan Program Year Begins

Contact

Community Development Administrator
City of La Crosse Planning Department
400 La Crosse Street
La Crosse, WI 54601
Phone: 789-7393 Fax: 789-7318

**APPENDIX B
1990 Census Profile**

		Census Tract 2 Block 1		Census Tract 2 Block 4		Census Tract 2 Block 5		Census Tract 2 Block 6		Census Tract 2 Block 7	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Population		776	----	843	----	635	----	1,329	----	877	----
Total Households		236	----	363	----	244	----	590	----	405	----
Race	White	482	62.1	726	86.1	571	89.9	1,089	81.9	772	88.0
	Black	-	-	13	1.5	7	1.1	29	2.2	32	3.6
	Native American	21	2.7	-	-	62	9.8	25	1.9	-	-
	Asian or Pacific Islander	271	34.9	78	9.3	12	19.0	86	6.5	73	8.3
	Other	-	-	-	-	-	-	-	-	-	-
	Hispanci Origin	7	0.9	-	-	15	2.4	26	2.0	56	6.4
Age	0 to 4	121	15.6	85	10.1	42	6.6	89	6.7	65	7.4
	5 to 14	183	23.6	97	11.5	110	17.3	239	18.0	59	6.7
	15 to 24	105	13.5	159	18.9	112	17.6	264	19.9	275	31.4
	25 to 34	124	16.0	111	13.2	113	17.8	274	20.6	185	21.1
	35 to 44	71	9.1	92	10.9	101	15.9	215	16.2	110	12.5
	45 to 54	26	3.4	31	3.7	46	7.2	60	4.5	57	6.5
	55 to 64	78	10.1	57	6.8	43	6.8	74	5.6	22	2.5
	65+	66	8.5	185	21.9	85	13.4	114	8.6	104	11.9
Median Age (Years)		15 to 24		25 to 34		25 to 34		25 to 34		25 to 34	
Family Type	Married-Couples Families	131	71.2	120	71.0	126	79.7	200	66.2	131	67.2
	Married-Couples Fam. w/Children	80	43.5	40	23.7	62	39.2	102	33.8	39	20.0
	Female Householder	46	25.0	32	18.9	32	20.3	68	22.5	56	28.7
	Female Householder w/Children	39	21.2	23	13.6	19	12.0	47	15.6	24	12.3
	Male Householder	7	3.8	17	10.1	-	-	34	11.3	8	4.1
	Male Householder w/Children	7	3.8	17	10.1	-	-	6	2.0	-	-
	Total Families	184	100.0	169	100.0	158	100.0	302	100.0	195	100.0
	Total Families w/Children	126	68.5	80	47.3	81	51.3	155	51.3	63	32.3
Education (25 years and over)	Less than 9th grade	73	20.0	84	17.6	41	10.6	77	10.4	53	11.1
	9th to 12th grade	27	7.4	121	25.4	105	27.1	72	9.8	48	10.0
	High School graduate	142	38.9	145	30.5	140	36.1	283	38.4	207	43.3
	Some College	49	13.4	78	16.4	52	13.4	141	19.1	75	15.7
	Associates Degree	65	17.8	33	6.9	7	1.8	72	9.8	16	3.3
	Bachelors Degree	9	2.5	8	1.7	10	2.6	75	10.2	67	14.0
	Graduate or Professional Degree	-	-	7	1.5	33	8.5	17	2.3	12	2.5

		Census Tract 2 Block 1		Census Tract 2 Block 4		Census Tract 2 Block 5		Census Tract 2 Block 6		Census Tract 2 Block 7			
		Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
		Total Population		776		843		635		1,329		877	
School Enroll- ment	Pre-primary	21	2.7	10	1.2	9	1.4	36	2.7	7	0.8		
	Elementary or High School	228	29.4	147	17.4	155	24.4	241	18.1	96	10.9		
	College	75	9.7	25	3.0	34	5.4	110	8.3	109	12.4		
Occupation	Exec., Admin., and Managerial	21	9.5	7	2.2	42	13.9	52	7.8	86	17.1		
	Professional Specialty	12	5.5	18	5.5	73	24.2	27	4.0	56	11.1		
	Technicians and Related Support	13	5.9	-	-	-	-	17	2.5	11	2.2		
	Sales	29	13.2	14	4.3	11	3.6	82	12.3	33	6.6		
	Administrative Support	14	6.4	55	16.9	22	7.3	103	15.4	34	6.8		
	Private Household	-	-	-	-	-	-	-	-	-	-		
	Protective Services	-	-	-	-	-	-	18	2.7	-	-		
	Other Services	49	22.3	103	31.7	77	25.5	108	16.1	171	34.0		
	Farming, Forestry, & Fishing	-	-	8	2.5	6	2.0	40	6.0	-	-		
	Precision Production, Craft, and Repair	37	16.8	45	13.8	32	10.6	55	8.2	7	1.4		
	Machine Operators, Assemblers, and Inspectors	19	8.6	17	5.2	26	8.6	55	8.2	42	8.3		
	Transportation & Material Movers Handlers, Equipment Cleaners, Helpers, and Laborers	7	3.2	15	4.6	13	4.3	49	7.3	43	8.5		
	19	8.6	43	13.2	-	-	63	9.4	20	4.0			
Class of Worker	For Profit Wage	185	84.1	259	79.7	232	76.8	550	82.2	441	87.7		
	Not-for-Profit Wage	10	4.5	36	11.1	49	16.2	57	8.5	42	8.3		
	Local Government	-	-	17	5.2	6	2.0	55	8.2	12	2.4		
	State Government	10	4.5	-	-	-	-	-	-	8	1.6		
	Federal Government	7	3.2	-	-	-	-	7	1.0	-	-		
	Self-Employed	8	3.6	13	4.0	15	5.0	-	-	-	-		
	Unpaid Family Workers	-	-	-	-	-	-	-	-	-	-		

		Census Tract 2 Block 1		Census Tract 2 Block 4		Census Tract 2 Block 5		Census Tract 2 Block 6		Census Tract 2 Block 7	
		Number	Dollars	Number	Dollars	Number	Dollars	Number	Dollars	Number	Dollars
Median Income	Income										
	Households	236	\$18,750	363	\$12,083	244	\$18,700	590	\$18,382	405	\$16,284
	Families	184	\$20,833	169	\$30,313	158	\$20,536	302	\$22,361	195	\$20,625
Mean Family Income	Married Couple w/Children	80	\$43,726	40	\$26,630	62	\$26,861	102	\$27,331	39	\$34,584
	Female Household w/Children	39	\$ 6,505	23	\$ 9,565	19	\$ 9,126	47	\$10,984	24	\$11,265
Mean Household Income by Race	White	187	\$24,680	342	\$20,505	223	\$20,168	548	\$23,088	419	\$18,324
	Black	-	\$ -	13	\$12,431	7	\$25,800	-	\$ -	22	\$39,651
	American Indian, Eskimo, Aleut	7	\$16,387	-	\$ -	14	\$ 7,600	11	\$13,300	-	\$ -
	Asian or Pacific Islander	42	\$46,451	8	\$ 950	-	\$ -	31	\$19,348	9	\$24,200
	Other	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
	Hispanic Origin	-	\$ -	-	\$ -	-	\$ -	8	\$ -	12	\$58,427
Mean Household Inc. by Inc. Source	Wage or Salary Income	156	\$31,680	235	\$19,930	182	\$17,820	490	\$22,844	372	\$19,266
	Social Security	52	\$ 7,339	164	\$ 7,177	76	\$ 8,367	138	\$ 8,173	110	\$ 6,941
	Public Assistance	96	\$ 5,853	22	\$ 3,138	19	\$ 5,926	75	\$ 4,441	37	\$ 3,014
	Retirement Income	34	\$ 2,942	61	\$ 6,122	46	\$ 4,105	64	\$ 5,657	42	\$ 3,753

		Block 1		Block 4		Block 5		Block 6		Block 7	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Poverty Status											
Total Population		776	----	843	----	635	----	1,329	----	877	----
Total Families		184	----	169	----	158	----	302	----	195	----
Total Children (17 Years or Under)		330	----	205	----	183	----	358	----	163	----
Total Senior Citizens (65 Years or Over)		66	----	185	----	85	----	114	----	104	----
Families Below Poverty Status	Families	62	33.7	15	8.9	23	14.6	64	21.2	13	6.7
	Married Couple	23	12.5	8	4.7	9	5.7	33	10.9	13	6.7
	Married Couple w/Children	23	----	8	----	-	----	24	7.9	-	----
	Female Householder	39	21.2	7	4.1	14	8.9	25	8.3	-	-
	Female Householder w/Children	39	----	7	----	14	----	25	----	-	----
Persons Below Poverty Status	Persons	298	38.4	239	28.4	132	20.8	348	26.2	108	12.3
	Persons Below 50% of Pov. Level	67	8.6	132	15.7	30	4.7	91	6.8	12	1.4
	Children	166	50.3	73	35.6	41	22.4	169	47.2	-	-
	Seniors	23	34.8	64	34.6	30	35.3	-	-	12	11.5

		Census Tract 2 Block 1		Census Tract 2 Block 4		Census Tract 2 Block 5		Census Tract 2 Block 6		Census Tract 2 Block 7	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Housing Units		291		397		260		607		505	
Units in Structure (total housing units)	1 unit	128	44.0	121	30.5	175	67.3	265	43.7	112	22.2
	2 unit	65	22.3	68	17.1	25	9.6	53	8.7	64	12.7
	3-4 unit	46	15.8	46	11.6	17	6.5	23	3.8	47	9.3
	5-9 unit	37	12.7	24	6.0	9	3.5	69	11.4	-	-
	10-19 unit	15	5.2	-	-	-	-	102	16.8	49	9.7
	20-49 unit	-	-	28	7.1	26	10.0	95	15.7	170	33.7
	50 or more units	-	-	102	25.7	-	-	-	-	54	10.7
	Mobile Home	-	-	-	-	-	-	-	-	-	-
	Other	-	-	8	2.0	8	3.1	-	-	9	1.8
Tenure (occ. Units)	Owner-Occupied	64	23.4	86	22.9	95	38.5	199	33.4	97	21.5
	Renter-Occupied	210	76.6	290	77.1	152	61.5	396	66.6	354	78.5
Tenure by Race	White Owner-Occupied	64	100.0	86	100.0	95	100.0	183	92.0	97	100.0
	Non-White Owner-Occupied	-	-	-	-	-	-	16	8.0	-	-
	White Renter-Occupied	143	68.1	271	93.4	140	92.1	364	83.5	329	90.9
	Non-White Renter-Occupied	67	31.9	19	6.6	12	7.9	72	16.5	33	9.1
Year Structure Built	1939 or earlier	91	31.3	222	55.9	119	45.8	250	41.2	121	24.0
	1940 to 1949	64	22.0	33	8.3	19	7.3	-	-	-	-
	1950 to 1959	73	25.1	31	7.8	-	-	57	9.4	9	1.8
	1960 to 1969	23	7.9	38	9.6	51	19.6	27	4.4	59	11.7
	1970 to 1979	40	13.7	73	18.4	10	3.8	56	9.2	269	53.3
	1980 to March 1990	-	-	-	-	61	23.5	217	35.7	47	9.3

		Census Tract 2 Block 1		Census Tract 2 Block 4		Census Tract 2 Block 5		Census Tract 2 Block 6		Census Tract 2 Block 7	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Housing Units		291		397		260		607		505	
Hsehd Paying 35%+ Toward Hsg. Cost	Owner-Occupied	-	-	8	9.3	18	18.9	8	4.0	18	18.6
	Renter-Occupied	44	21.0	89	30.7	28	18.4	113	28.5	100	28.2
	Owner-Occupied (65+ years)	-	-	8	15.7	8	34.8	8	8.9	9	23.7
	Renter-Occupied (65+ years)	10	52.6	22	19.6	19	37.3	-	-	9	21.4
Hsg. Costs	Median Value of Owner-Occ. Unit	\$49,100	----	\$48,200	----	\$38,900	----	\$34,600	----	\$32,500	----
	Median Contract Rent of Renter-Occupied Unit	\$ 252	----	\$ 280	----	\$ 269	----	\$ 306	----	\$ 298	----
Place of Residence in 1985 for Persons 5+ Years	Residence in Same House	301	46.1	311	42.5	255	41.8	466	37.6	250	30.8
	City of La Crosse	216	33.1	294	40.2	188	30.8	437	35.2	252	31.0
	Balance of La Crosse County	26	4.0	36	4.9	54	8.9	118	9.5	109	13.4
	Outside La Crosse County	105	16.1	91	12.4	105	17.2	219	17.7	157	19.3
	Abroad	5	0.8	-	-	8	1.3	-	-	44	5.4
Owner Moved Into Unit	1969 or earlier	34	12.4	80	21.3	45	18.2	112	18.8	59	13.1
	1970 to 1979	41	15.0	26	6.9	28	11.3	40	6.7	9	2.0
	1980 to March 1990	199	72.6	270	71.8	174	70.4	443	74.5	383	84.9

**APPENDIX
1990 Census Profile**

		Neighborhood Total Blocks 1,4,5,6,7		Tract 2 Total Blocks 1-7		City of La Crosse	
		Number	Percent	Number	Percent	Number	Percent
Total Population		4,460	----	5,824	----	51,003	----
Total Households		1,838	----	2,471	----	20,003	----
Race	White	3,640	81.6	4,876	83.7	47,841	93.8
	Black	81	1.8	94	1.6	370	0.7
	Native American	108	2.4	120	2.1	311	0.6
	Asian or Pacific Islander	520	11.7	734	12.6	2,424	4.8
	Other	-	-	-	-	57	0.1
	Hispanci Origin	104	2.3	131	2.2	456	0.9
Age	0 to 4	402	9.0	545	9.4	3,347	6.6
	5 to 14	688	15.4	928	15.9	5,645	11.1
	15 to 24	915	20.5	1,075	18.5	12,751	25.0
	25 to 34	807	18.1	1,080	18.5	7,982	15.7
	35 to 44	589	13.2	766	13.2	5,950	11.7
	45 to 54	220	4.9	341	5.9	3,490	6.8
	55 to 64	274	6.1	405	7.0	3,861	7.6
	65+	554	12.4	684	11.7	7,977	15.6
Median Age (Years)		25 to 34		25 to 34		25 to 34	
Family Type	Married-Couples Families	708	70.2	960	960	8,604	78.6
	Married-Couples Fam. w/Children	323	32.0	480	480	3,615	33.0
	Female Householder	234	23.2	288	288	1,884	17.2
	Female Householder w/Children	152	15.1	197	197	1,161	10.6
	Male Householder	66	6.5	103	103	458	4.2
	Male Householder w/Children	30	3.0	58	58	186	1.7
	Total Families	1,008	100.0	1,351	1,351	10,946	100.0
	Total Families w/Children	505	50.1	735	735	4,962	45.3
Education (25 years and over)	Less than 9th grade	328	13.4	418	12.8	2,793	9.5
	9th to 12th grade	373	15.3	501	15.3	2,847	9.7
	High School graduate	917	37.5	1,233	37.6	9,660	33.0
	Some College	395	16.2	531	16.2	5,347	18.3
	Associates Degree	193	7.9	253	7.7	2,344	8.0
	Bachelors Degree	169	6.9	238	7.3	3,903	13.3
	Graduate or Professional Degree	69	2.8	102	3.1	2,366	8.1

		Neighborhood Total		Tract 2 Total		City of La Crosse	
		Number	Percent	Number	Percent	Number	Percent
		Total Population		5,824		51,003	
School Enrollment	Pre-primary	83	1.9	114	2.0	884	1.7
	Elementary or High School	867	19.4	1,128	19.4	6,434	12.6
	College	353	7.9	431	7.4	9,961	19.5
Occupation	Exec., Admin., and Managerial	208	10.3	265	10.0	2,089	8.4
	Professional Specialty	186	9.2	218	8.2	4,071	16.4
	Technicians and Related Support	41	2.0	77	2.9	805	3.2
	Sales	169	8.4	193	7.3	3,120	12.6
	Administrative Support	228	11.3	305	11.5	3,517	14.2
	Private Household	-	-	-	-	45	0.2
	Protective Services	18	0.9	30	1.1	380	1.5
	Other Services	508	25.2	668	25.2	4,713	19.0
	Farming, Forestry, & Fishing	54	2.7	64	2.4	269	1.1
	Precision Production, Craft, and Repair	176	8.7	245	9.2	1,827	7.4
	Machine Operators, Assemblers, and Inspectors	159	7.9	235	8.9	1,794	7.2
	Transportation & Material Movers	127	6.3	189	7.1	933	3.8
	Handlers, Equipment Cleaners, Helpers, and Laborers	145	7.2	162	6.1	1,233	5.0
Class of Worker	For Profit Wage	1,667	82.6	2,105	79.4	16,895	68.1
	Not-for-Profit Wage	194	9.6	243	9.2	3,508	14.1
	Local Government	90	4.5	142	5.4	1,773	7.2
	State Government	18	0.9	51	1.9	1,340	5.4
	Federal Government	14	0.7	23	0.9	253	1.0
	Self-Employed	36	1.8	87	3.3	1,011	4.1
	Unpaid Family Workers	-	-	-	-	16	0.1

		Neighborhood Total		Tract 2 Total		City of La Crosse	
Income		Number	Dollars	Number	Dollars	Number	Dollars
Median Income	Households	1,838		2,471	\$18,769	20,003	\$21,947
	Families	1,008		1,351	\$24,219	10,946	\$30,067
Mean Family Income	Married Couple w/Children	323		480	\$30,942	3,615	\$40,329
	Female Household w/Children	152		197	\$ 9,795	1,161	\$13,891
Mean Household Income by Race	White	1,719		2,279	\$22,704	19,360	\$27,305
	Black	42		42	\$28,917	67	\$27,496
	American Indian, Eskimo, Aleut	32		44	\$11,868	131	\$15,856
	Asian or Pacific Islander	90		106	\$27,802	439	\$19,502
	Other	-		-	\$ -	6	\$39,000
	Hispanic Origin	20		20	\$35,056	98	\$31,426
Mean Household Inc. by Inc. Source	Wage or Salary Income	1,435		1,889	\$22,627	14,855	\$26,207
	Social Security	540		687	\$ 7,430	6,327	\$ 8,130
	Public Assistance	249		318	\$ 4,869	1,706	\$ 4,799
	Retirement Income	247		322	\$ 4,963	3,293	\$ 6,279

		Neighborhood		Tract 2		Hood-Powell		La Crosse	
Poverty Status		Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Population		4,460	----	5,824	----	2,737	----	51,003	----
Total Families		1,008	----	1,351	----	626	----	10,946	----
Total Children (17 Years or Under)		1,239	----	1,664	----	786	----	10,329	----
Total Senior Citizens (65 Years or Over)		554	----	684	----	333	----	7,977	----
Families Below Poverty Status	Families	177	17.6	227	16.8	124	19.8	1,122	10.3
	Married Couple	86	8.5	102	7.5	92	14.7	491	4.5
	Married Couple w/Children	55	5.5	71	5.3	92	14.7	392	3.6
	Female Householder	85	8.4	112	8.3	32	5.1	585	5.3
	Female Householder w/Children	85	----	112	----	32	5.1	554	5.1
Persons Below Poverty Status	Persons	1,125	25.2	1,368	23.5	738	27.0	9,881	19.4
	Persons Below 50% of Pov. Level	332	7.4	374	6.4	65	2.4	3,449	6.8
	Children	449	36.2	580	34.9	353	44.9	2,540	24.6
	Seniors	129	23.3	129	18.9	31	9.3	887	11.1

		Neighborhood Total		Tract 2 Total		City of La Crosse	
		Number	Percent	Number	Percent	Number	Percent
Total Housing Units		2,060		2,572		20,897	
Units in Structure (total housing units)	1 unit	801	38.9	1,071	41.6	11,452	54.8
	2 unit	275	13.3	444	17.3	3,266	15.6
	3-4 unit	179	8.7	241	9.4	1,476	7.1
	5-9 unit	139	6.7	150	5.8	1,215	5.8
	10-19 unit	166	8.1	166	6.5	1,036	5.0
	20-49 unit	319	15.5	319	12.4	1,127	5.4
	50 or more units	156	7.6	156	6.1	1,024	4.9
	Mobile Home	-	-	-	-	116	0.6
	Other	25	1.2	25	1.0	185	0.9
Tenure (occ. Units)	Owner-Occupied	541	27.8	778	32.0	9,897	49.6
	Renter-Occupied	1,402	72.2	1,653	68.0	10,073	50.4
Tenure by Race	White Owner-Occupied	525	97.0	762	30.2	9,775	98.3
	Non-White Owner-Occupied	16	3.0	16	0.6	166	1.7
	White Renter-Occupied	1,247	86.0	1,470	58.2	9,507	93.9
	Non-White Renter-Occupied	203	14.0	279	11.0	620	6.1
Year Structure Built	1939 or earlier	803	39.0	1,147	44.6	7,473	35.8
	1940 to 1949	116	5.6	207	8.0	2,647	12.7
	1950 to 1959	170	8.3	205	8.0	2,969	14.2
	1960 to 1969	198	9.6	207	8.0	2,275	10.9
	1970 to 1979	448	21.7	467	18.2	2,451	11.7
	1980 to March 1990	325	15.8	339	13.2	3,082	14.7

	Neighborhood Total		Tract 2 Total		City of La Crosse			
	Number	Percent	Number	Percent	Number	Percent		
	Total Housing Units		2,060		2,572	20,897		
Hsehold Paying 35%+ Toward Hsg. Cost	Owner-Occupied		52	9.6	73	9.4	863	8.7
	Renter-Occupied		374	26.7	465	28.1	3,333	33.1
	Owner-Occupied (65+ years)		33	14.5	40	12.5	458	12.1
	Renter-Occupied (65+ years)		60	26.8	60	26.8	650	38.3
Hsg. Costs	Median Value of Owner-Occ. Unit				\$ 39,900	----	\$ 53,000	----
	Median Contract Rent of Renter-Occupied Unit				\$ 295	----	\$ 344	----
Place of Residence in 1985 for Persons 5+ Years	Residence in Same House		1,583	39.1	2,241	42.5	21,536	45.2
	City of La Crosse		1,387	34.3	1,730	32.8	10,072	21.1
	Balance of La Crosse County		343	8.5	394	7.5	2,281	4.8
	Outside La Crosse County		677	16.7	823	15.6	12,777	26.8
	Abroad		57	1.4	91	1.7	990	2.1
Owner Moved Into Unit	1969 or earlier		330	17.0	461	19.0	4,644	23.3
	1970 to 1979		144	7.4	231	9.5	2,419	12.1
	1980 to March 1990		1,469	75.6	1,739	71.5	12,907	64.6

**APPENDIX C
1980-1990
Census comparisons**

		Census Tract 2 Block 1-7				City of La Crosse			
		Number		Percent		Number		Percent	
		1980	1990	1980	1990	1980	1990	1980	1990
	Total Population	5,364	5,824	100.0	100.0	48,347	51,003	100.0	100.0
Race	White	5,224	4,876	97.4	83.7	47,742	47,841	98.7	93.8
	Black	23	94	0.4	1.6	139	370	0.3	0.1
	Native American	73	120	1.4	2.1	174	311	0.4	0.6
	Asian or Pacific Islander	25	734	0.5	12.6	153	2,424	0.3	4.8
	Other	19	-	0.4	-	139	57	0.3	0.0
	Hispanci Origin	32	131	0.6	2.2	234	456	0.5	0.9
Age	0 to 4	400	545	7.5	9.4	2,379	3,347	4.9	6.6
	5 to 14	704	928	13.1	15.9	4,970	5,645	10.3	11.1
	15 to 24	1,404	1,075	26.2	18.5	15,056	12,751	31.1	25.0
	25 to 34	884	1,080	16.5	18.5	6,495	7,982	13.4	15.7
	35 to 44	394	766	7.3	13.2	3,526	5,950	7.3	11.7
	45 to 54	400	341	7.5	5.9	4,066	3,490	8.4	6.8
	55 to 64	430	405	8.0	7	4,493	3,861	9.3	7.6
65+	748	684	13.9	11.7	7,362	7,977	15.2	15.6	
Family Type	Married-Couples Families	910	960	71.7	71.1	8,591	8,604	81.2	78.6
	Married-Couples Fam. w/Children	418	480	32.9	35.5	3,708	3,615	35.0	33.0
	Female Householder	304	288	24.0	21.3	1,607	1,884	15.2	17.2
	Female Householder w/Children	207	197	16.3	14.6	907	1,161	8.6	10.6
	Male Householder	55	103	4.3	7.6	383	458	3.6	4.2
	Male Householder w/Children	21	58	1.7	4.3	106	186	1.0	1.7
	Total Families	1,269	1,351	100.0	100.0	10,581	10,946	100.0	100.0
	Total Families w/Children	646	735	50.9	54.4	4,721	4,962	44.6	45.3
School Enrollment	Pre-primary	96	114	1.8	2.0	805	884	1.7	1.7
	Elementary or High School	871	1,128	16.2	19.4	6,870	6,434	14.2	12.6
	College	342	431	6.4	7.4	9,051	9,961	18.7	19.5

		Census Tract 2 Block 1-7				% Real Change	City of La Crosse				% Real Change
		Nominal Dollars		Real Dollars			Nominal Dollars		Real Dollars		
		Income		1980	1990	1980	1990	1980- 1990	1980	1990	1980
Median Income	Households	\$ 10,757	\$ 18,769	\$ 23,001	\$ 24,410	6.1	\$ 13,458	\$ 21,947	\$ 28,776	\$ 28,543	-0.8
	Families	\$ 13,498	\$ 24,219	\$ 28,861	\$ 31,498	9.1	\$ 18,571	\$ 30,067	\$ 39,709	\$ 39,104	-1.5
Mean Family Income	Married Couple w/Children	\$ 19,671	\$ 30,942	\$ 42,061	\$ 40,242	-4.3	\$ 26,708	\$ 40,329	\$ 57,107	\$ 52,450	-8.2
	Female Household w/Children	\$ 7,134	\$ 9,795	\$ 15,254	\$ 12,739	-16.5	\$ 8,044	\$ 13,891	\$ 17,200	\$ 18,066	5.0

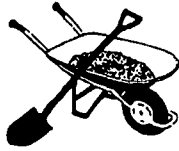
		Census Tract 2 Block 1-7				City of La Crosse			
		Number		Percent		Number		Percent	
		1980	1990	1980	1990	1980	1990	1980	1990
Families Below Pov. Status	Poverty	169	227	13.3	16.8	649	1,122	6.1	10.3
	Families	169	227	13.3	16.8	649	1,122	6.1	10.3
	Married Couple	64	102	5.0	7.5	221	491	2.1	4.5
	Female Householder	105	112	8.3	8.3	395	585	3.7	5.3
Persons Below Pov. Status	Persons	845	1,368	15.8	23.5	6,205	9,881	12.8	19.4
	Persons 17 Years or Under	306	580	22.6	34.9	1,066	2,540	11.2	24.6
	Persons 65 Years or Over	60	129	8.0	18.9	629	887	8.5	11.1

		Census Tract 2 Block 1-7				City of La Crosse			
		Number		Percent		Number		Percent	
		1980	1990	1980	1990	1980	1990	1980	1990
Total Housing Units		2,354	2,572	100.0	100.0	18,757	20,897	100.0	100.0
Units in Structure (total housing units)	1 unit	1,149	1,071	48.8	41.6	11,613	11,452	61.9	54.8
	2 unit	379	444	16.1	17.3	2,616	3,266	13.9	15.6
	3-4 unit	165	241	7.0	9.4	1,264	1,476	6.7	7.1
	5-9 unit	133	150	5.6	5.8	1,126	1,215	6.0	5.8
	10-49 unit	277	166	11.8	18.9	1,169	2,163	6.2	5.0
	50 or more units	246	319	10.5	6.1	870	1,024	4.6	4.9
	Mobile Home	----	156	----	0.0	70	116	0.4	0.6
	Other	----	25	----	6.1	----	185	----	0.9
	Tenure (occ. Units)	Owner-Occupied	884	778	39.4	32.0	9,861	9,897	54.5
Renter-Occupied		1,359	1,653	60.6	68.0	8,224	10,073	45.5	50.4
Household Paying 35%+ of Inc. Toward Hsg. Costs	Owner-Occupied	149	73	6.6	9.4	1,592	863	8.8	8.7
	Renter-Occupied	410	465	18.3	28.1	2,606	3,333	14.4	33.1

Yard Waste & Brush

Yard waste and brush should not be set out for regular trash pickup.

Yard Waste (small twigs, grass clippings, leaves, plant stalks, etc.) is collected in April and again in October. Yard waste drop-off sites are available at 4602 Sycamore, 1501 West Badger Road, and 725 Forward Drive from April through October, Monday-Friday, 4:00 p.m. – 9:00 p.m. and Saturday and Sunday, 8:00 a.m. – 5:00 p.m.



Brush is collected once a month or may be dropped off year round at 1501 West Badger Road or 4602 Sycamore Avenue, Monday-Friday, 8:00 a.m. – 5:00 p.m. For more information and the collection schedule, call 267-2088.

Fences, Walks, etc.

Fences, walks, driveways, parking areas, other minor construction, etc., shall be properly maintained in a safe, sanitary and substantial condition. MGO 27.05(2)(d)

Planting on Terrace

No planting(s) on the terrace may be in excess of twenty-four (24) inches in height or within a distance of twenty-four (24) inches from the back of the curb. MGO 10.25(3)

Graffiti

One part of effective graffiti vandalism control is quick, consistent removal of graffiti messages. Graffiti must be removed from all exterior property and the removal is the responsibility of the property owner. To report graffiti on private property, call 266-4551; on public property, call 266-4620. MGO 27.05(2)(v)

Message from the TENANT RESOURCE CENTER and the MADISON AREA APARTMENT ASSOCIATION:

Property owners have a duty and an obligation to see to it that local trash storage and removal ordinances are followed. This means being aware of the trash pickup day in the area, the day and time garbage may be left at the curb and the time that cans must be removed from curbside for storage.

Tenants need to take on some responsibility as well. On some leases tenants have specific duties such as keeping yards and sidewalks clean or snow-free. In such cases where tenants are fully or partially responsible for trash storage and removal, property owners should advise their residents as to the proper procedures at THE BEGINNING OF THE LEASE TERM. All rules and responsibilities should be spelled out in writing and signed by both parties at the time of "check-in."

Where tenants and owners can help most is by getting garbage and trash out on the right day, in containers acceptable for pickup and removing trash containers within the allotted time frame. Don't let your garbage become your neighbor's problem.

We're all working together to make downtown neighborhoods a great place to live. With your help, we can keep it that way all year long.



MADISON GENERAL ORDINANCES

Exterior Property Enforcement Guide



HELP BUILD STRONG & HEALTHY NEIGHBORHOODS

Clean • Safe • Accessible

CITY OF MADISON
Department of Planning & Development
INSPECTION UNIT
(608) 266-4551

Garbage & Trash Removal & Storage

1. Trash containers shall not be placed on the terrace* more than 12 hours before the day of collection. MGO 10.18(1)
2. All trash containers shall be removed from the terrace within 24 hours after the day of collection. MGO 10.18(6)
3. Trash containers shall be stored at the rear of the building. MGO 7.36
4. The owner of every building shall be responsible for supplying adequate garbage and refuse storage facilities. MGO 27.04(2)(c)



NOTE:

1. The Streets Dept. cannot pick up trash in cardboard boxes.
2. Recyclables, large items, and containers of trash must be set in separate piles when placed at the curb for pickup.
3. Many appliances require a sticker for city pickup.
4. The Streets Dept. will not pick up tires on rims.
5. Pizza boxes cannot be recycled and should be placed in the regular trash.

**The terrace is the area between the sidewalk and the street.*

Lawns

1. Grass/weeds shall be maintained to a height not to exceed eight inches; this includes the terrace. MGO 27.05(2)(f)
2. Maintain all plantings so as not to obstruct the public sidewalk. MGO 27.05(2)(f)

Mandatory Recycling

1. Tie newspapers in both directions with strong or twine in bundles not more than six inches high or place in a brown paper bag.
2. Flatten cardboard boxes or cut in pieces, not larger than three feet by three feet, and tie in bundles not more than six inches high.
3. Place glass bottles and jars, metal food cans, aluminum cans, and recyclable plastic marked one or two in a specially marked "Madison Pride" recycling bag.
4. Tie magazines and catalogs in bundles less than six inches in height.
5. Tie brown paper bags in bundles or place inside a brown paper bag.

For complete information about recycling, please call the Streets Department at 267-2626. MGO 10.18

Exterior Property Area

All exterior property areas shall be properly maintained in a clean and sanitary condition free from debris, rubbish, garbage, physical hazards, rodent harborage and infestation. MGO 27.05(2)(c)

Animal Feces

All animal feces shall be removed within 24 hours. Call the Public Health Department, Animal Control Section at 267-1989 with complaints or for information about disposal.



Snow & Ice Removal

Madison City Ordinances requires that public sidewalk be cleared of all snow and ice not later than 12:00 noon the day after the snow has ceased to fall or accumulate. Days end and begin at 12:00 midnight.

There are no warnings given for this violation.

When walks are found in violation, the property owner is issued a fine in the form of a citation. The owner has until 8:00 a.m. the following morning to remove all snow and ice. Failure to do so will cause the City crews to do the work with costs assessed against the property.

The inspectors are looking for reasonably safe conditions. In cases where ice has formed on the sidewalks and cannot be removed, the property owner must use salt, sand or other abrasive substance to effectively eliminate the hazard. Property owners on a corner lot are required to clear the portion of a sidewalk or curb ramp that leads to the crosswalk on the street and must keep it clear.

To make a complaint or for more information, call Building Inspection at 266-4551, 7:30 a.m. – 4:30 p.m., Monday-Friday. MGO 10.28

Composting

Composting is a great way to keep organic matter out of the waste stream. For basic guidelines, call 267-2626. For Health Department regulations, call 266-4821.

Vehicles

All vehicles parked on residential lots must be operable and must have current license plates. MGO 28.11(3)

APPENDIX E – Housing Programs



Wisconsin Coulee Region Community Action Program, Inc
And
the City of La Crosse.

LA CROSSE FIRST-TIME "HOME" HOME-BUYER PROGRAM and CITY OF LA CROSSE HOUSING REHABILITATION PROGRAM INFORMATION

PURPOSE: To assist first time homebuyers to purchase qualifying homes within the City of La Crosse. Qualifying homes are homes that meet or can be rehabilitated to meet or exceed Housing Quality Standards (HQS). Wisconsin Coulee Region Community Action Program will provide HOME home-ownership assistance to qualifying participants through deferred payment loans for down-payment/closing costs. The City of La Crosse Housing Rehabilitation Program will provide CDBG deferred payment loans for rehabilitation. All Rehabilitation loans are acted upon by the Housing Rehabilitation Review Board, which is comprised of five Council members.

You must maintain this home as your primary residence for at least five (5) years. Loans will be repaid when the property is sold, refinanced or the home is no longer your primary residence (There is an additional interest penalty on the loan if the home is not the primary residence for at least five years.)

ELIGIBILITY

1. Families must:

- a) Qualify as low-income families, based on family size and 80% or less of County Median Income (CMI). Income limits are defined on page 4.
- b) Be first-time Homeowners. Families can not have owned any real property within the last three (3) years.
- c) Be able to obtain primary home-loan financing from a participating lender at rates affordable for the average homebuyer. Applicants with prior poor credit history may need to consolidate past debts and may need to delay the purchase.
- d) Successfully participate and complete Home-ownership orientation and training, as approved by Coulee CAP.

2. The amount of assistance is \$5000 for each HOME-assisted unit. Down-payment assistance will be set based upon household income.

Gross Income must be verified prior to HOME or CDBG loan commitments.

APPLICATION

Families must complete the La Crosse First Time Homebuyer Program 98/99 Application, including certification of all household income and assets, as defined by HOME and CDBG Program Rules. Families must assist Coulee CAP and lenders in verifying income eligibility.

SELECTION FOR PARTICIPATION

Upon successful completion of all parts of the Program Application, Pre-qualifying, and Orientation, families will be notified in writing of their program status. Selection will be according to 1) date of completion and 2) the family's ability to abide by the loan(s) and program requirements, as determined by Coulee CAP and the City of La Crosse.

PROPERTY SELECTION

Following lender pre-qualifying and Coulee CAP written notice of selection, the Family can search for housing. The family is encouraged to use the services of real estate licensed professionals, and homebuyer inspection services, and should negotiate any fees for such services. Coulee CAP will not be responsible for such fees. Families will also have to provide their own earnest money deposits for the Offer to be valid. In addition **Applicants applying for this assistance must have \$300.00 of their own money for bank mortgage application fees.**

- Housing must be the primary place of residence for the family, as single-family, owner-occupied housing.
- Housing must be located within the City of La Crosse, and cannot be located within a zone A flood plain (100 year flood). Housing must have a permanent foundation, be vacant or owner-occupied at the date of the Offer to Purchase. The cost of the home plus rehabilitation cannot exceed the Purchase Price or Single Family Mortgage Limits for the Area. (\$87,400)
- The land and improvements must be purchased together, as land contracts will not be approved.

The property must pass the City of La Crosse Review for local and environmental conditions. Housing assisted with HOME funds is subject to Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821 and 24 CFR part 35. Families with children under seven years of age buying properties with failed or peeling painted surfaces will be required to eliminate the failed painted surfaces. Testing and abatement of failed surfaces will be required for any families with children having elevated blood levels. Families should be aware that such requirements might prevent some older housing to qualify for the program.

Housing must be able to pass the Housing Quality Standards (HQS) inspection, which will be

conducted by Coulee CAP and City of La Crosse Rehabilitation staff. Families will be provided with copies of HQS Guidelines, (such as HUD's " A Good Place To Live" booklet).

Coulee CAP and City of La Crosse staff will complete inspections jointly on potential homes for projects. The inspection report will provide bid specs on the repairs to comply with any failed HQS conditions, and will provide only estimates as to the need for additional funds for Rehabilitation work. Families will have to obtain their own estimates and contracts for repairs if rehabilitation funds are to be requested.

OFFER TO PURCHASE

The offer to Purchase must specify all financial and other conditions and contingencies, including inspection and loan approval by Coulee CAP and the City of La Crosse. A copy of the accepted Offer should be forwarded to Coulee CAP, with a request for the inspection(s) to be scheduled. Offers should allow 30 to 60 days for these reviews to occur. Coulee CAP will not be responsible if offers expire prior to loan closing.

LOAN COMMITMENT

Following notification from the City of La Crosse and Coulee CAP, the family can establish the firm loan commitment from the lender. The family should request the letter of loan commitment from Coulee CAP at least ten business days prior to the scheduling of the loan closing. Failure to do so may mean the re-scheduling of the loan closing. The loan commitment specifies the number of days the family has to meet the required loan conditions.

Currently HOME deferred loan interest rates are 3%.
Currently CDBG deferred loan interest rates are 3%.

LOAN CLOSING

Coulee CAP staff will review the family's loan file for completeness and will ensure that the Coulee CAP loan documents will be completed at the closing. Coulee CAP's loan(s) will be filed with the Register of Deeds because of program requirements and to ensure notification of lien interests should the property be sold.

PROPERTY REHABILITATION

The City of La Crosse Rehabilitation Department will provide assistance for rehabilitation of the property.

FOLLOW-UP

Coulee CAP staff will follow-up with the family within one year of the completed project.

A copy of this program overview has been provided to the undersigned with the understanding that the family will abide by all terms of the La Crosse "HOME" Home-buyer Program as administered by the Wisconsin Coulee Region Community Action Program, Inc., ("Coulee CAP") and abide by all terms of the City of La Crosse Rehabilitation Program as administered by the City of La Crosse. The undersigned hereby understands that an application is subject to final approval and does not represent an approval for participation in the program nor a commitment of funds for home-ownership. Confirmation of selection will be in writing following completion of the required procedures as determined by Coulee CAP and the City of La Crosse Rehabilitation Department.

FOR MORE INFORMATION:

Please call our Housing Specialist at the La Crosse office, 608-782-5525, Applications and information can be obtained at:

Coulee CAP
 Will Ensslin-Housing Specialist
 205 South 5th Avenue, Suite 226
 La Crosse, Wisconsin 54601

 SIGNATURE OF APPLICANT DATE

 SIGNATURE OF APPLICANT DATE

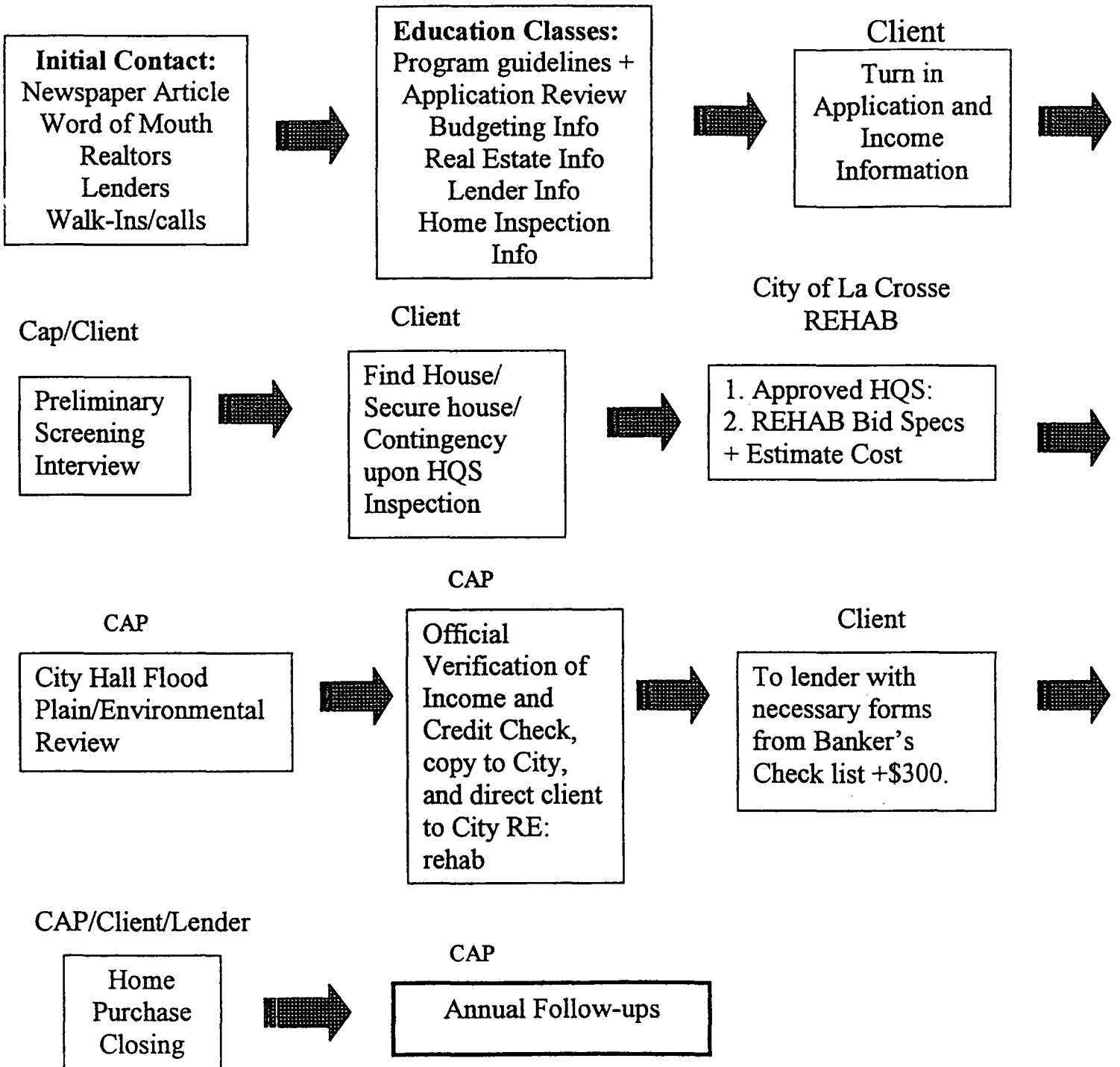
 FOR COULEE CAP DATE

La Crosse HOME Program Income Limits by Household Size
 (Effective January 7, 1998)

CMI%	1	2	3	4	5	6	7	8
80%	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900

c:\lhbinfrl.ogo/February1998

FLOW CHART FOR HOME BUYER PROGRAM



City of La Crosse
Housing Rehabilitation Program

Example of Eligible and Ineligible Rehabilitation Expenditures

Following are some examples of eligible and ineligible rehabilitation items. Each property will be assessed individually to determine its specific needs.

A. ELIGIBLE EXPENSES

1. All housing code items.
2. All incipient violations.
3. Maintenance items including but not limited to: (when not considered necessary to meet the housing code)

Replacement of plumbing and sanitary facilities.
Replacement of deteriorated heating systems.
Repair or replacement of deteriorated windows.
Repair of cracked walls, ceilings and foundations.
Replacement of roofs.
Insulation upgrading.
Electrical repairs and improvements.
Painting.
Replacement of siding.
Replacement of boulevard sidewalk.
Additions (if required to comply with the Minimum Housing Quality Standards).

Numbers 1, 2, and 3 must comprise at least 50% of the total loan amount.

4. General improvement items include:

Remodeling such as enlarging windows, opening rooms.
Refinishing attics, basements.
Carpeting.
Paneling.
Enclosing a porch.

Number 4 may not comprise more than 50% of the total loan amount.

B. INELIGIBLE EXPENDITURES

Patios	Tennis courts
Decks	Garages
Saunas	Driveways
Swimming pools	Landscaping

WHAT REPAIRS CAN BE MADE

Basic components of your home that can be repaired or replaced may include such items as: roofing, siding, foundation, windows and doors, painting, interior walls and ceilings, flooring, and the heating, air conditioning, electrical and plumbing systems. All areas of the home must be up to code and meet the Minimum Housing Quality Standards set by the Department of Housing and Urban Development.

CONTRACTING FOR WORK

The homeowner is responsible for the solicitation and selection of all contractors. Electrical, plumbing, heating, and air conditioning work must be done by City of La Crosse licensed contractors, and *all* contractors must be insured.

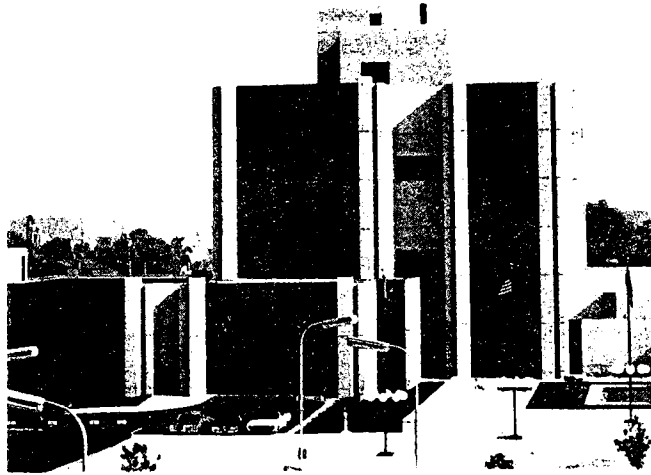
FAIR HOUSING

The Housing Rehabilitation Program conforms with the City of La Crosse's Fair Housing Ordinance (section 7.03(J), Municipal Code).

FOR MORE INFORMATION

If you think you may qualify or would like additional information, please contact the Housing Rehabilitation Program at 789-7513.

for
City of La Crosse
Residents

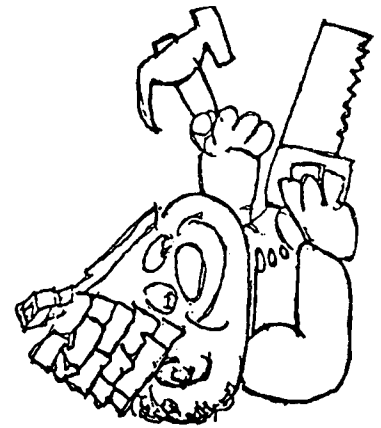


**HOUSING
REHABILITATION
PROGRAM**



Maybe We Can Help!
Phone 789-7513

Housing Rehabilitation Program
City Planning Department
City Hall
400 La Crosse Street
La Crosse, WI 54601



Bulk
Rate
U.S. Postage Paid
Permit No. 90
La Crosse, WI 54601

Dear Homeowner:

Is your home in need of repair? Is conventional financing out of the question? The City of La Crosse has available Federal Community Development Block Grant funds to help eliminate housing conditions which are detrimental to health and safety. These funds are administered through the City of La Crosse's Housing Rehabilitation 3% Deferred Payment Loan Program.

HOW TO APPLY

The application process begins with you contacting the Housing Rehabilitation office and having your name placed on our waiting list. The size of this list fluctuates so don't delay in contacting the office if you are interested.

Our office will then contact you to set up an appointment for an interview. During the interview, your eligibility will be evaluated. After the interview an inspection of your property will take place. The whole process will take approximately six weeks. If you should change your mind and do not want to participate in the Housing Rehabilitation Program, you may withdraw your application at any time before you sign the Deferred Payment Loan Repayment Agreement.

DEFERRED PAYMENT LOANS

The Deferred Payment Loan allows you to delay loan repayment until the property is sold, is transferred in any manner, or is no longer considered to be your principal place of residence. You have the option of pre-paying all or part of the loan without penalty. The loan limit varies from house to house. All loans are acted upon by the Housing Rehabilitation Review Board which is comprised of five Council members.

PROGRAM ELIGIBILITY

To be eligible to participate in the City's Housing Rehabilitation Program you must: 1) be a City of La Crosse resident 2) own and occupy your own home for at least one year 3) have all mortgage and real estate tax payments paid up to date 4) have enough equity in the home to cover the amount of the loan 5) meet the Program's asset and income eligibility limits.

ASSETS

The assets for your household cannot exceed \$30,000. Assets include money in savings and checking accounts, life insurance cash values, securities, stocks, bonds, a second car, real estate other than the home you occupy, and business assets.

INCOME

Income eligibility is determined by the number of residents in your home and the household's gross yearly income. Gross income is defined as any money you and members of your household receive before taxes are deducted. This includes work, overtime, social security, pensions, rental income, public assistance, estate or trust income, educational grants paid directly to the individual, and any other income. To be eligible for the Program your household income must be less than the maximum income limit listed below.

<u>Number of Residents</u>	<u>1999 Income Limit</u>
1	\$24,850
2	\$28,400
3	\$31,950
4	\$35,500
5	\$38,350
6	\$41,200
7	\$44,050
8+	\$46,900

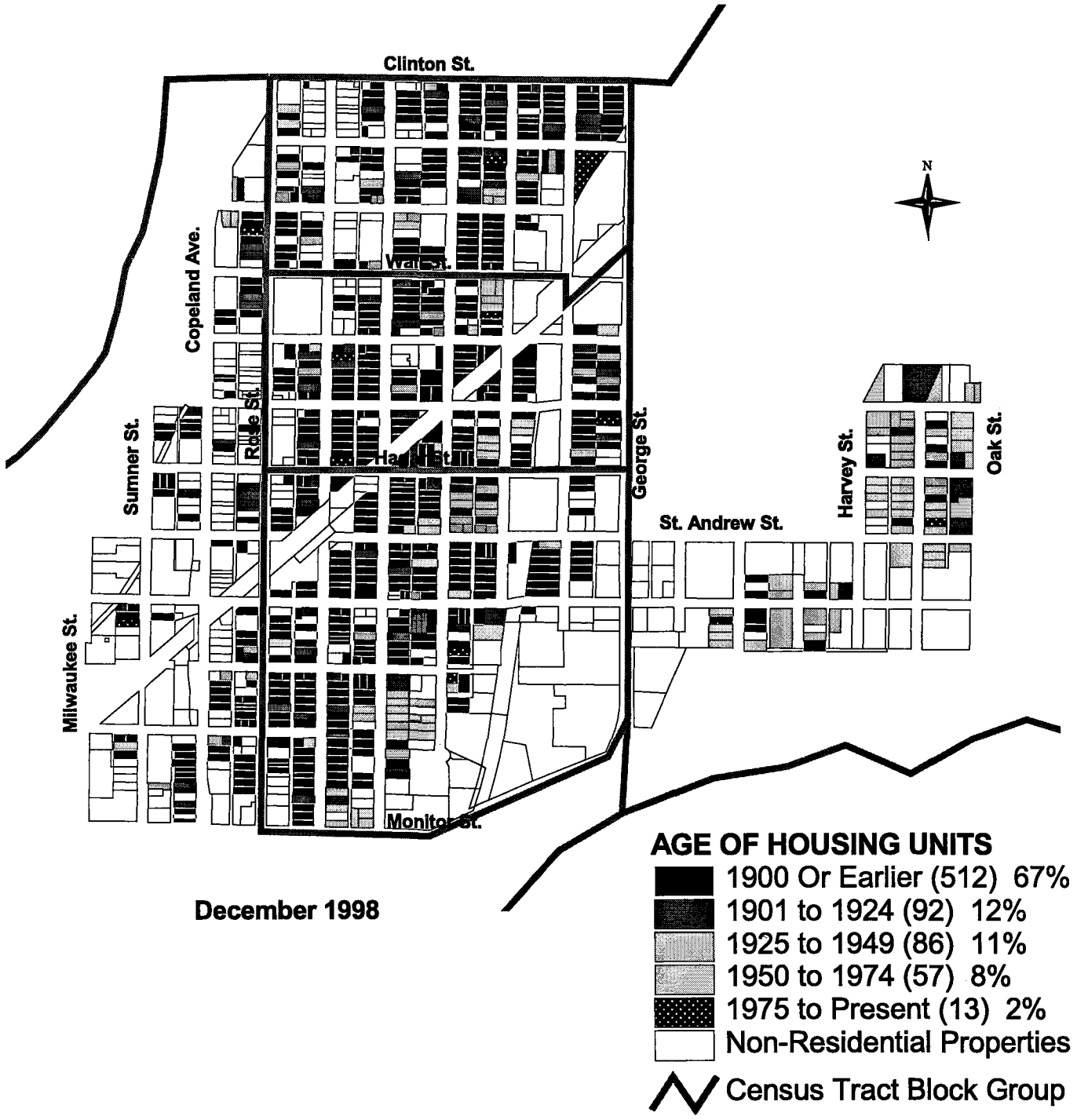
NOTE: If your income is close to the limit, check with the Housing Rehabilitation Program staff since the income limits change periodically.

APPENDIX F

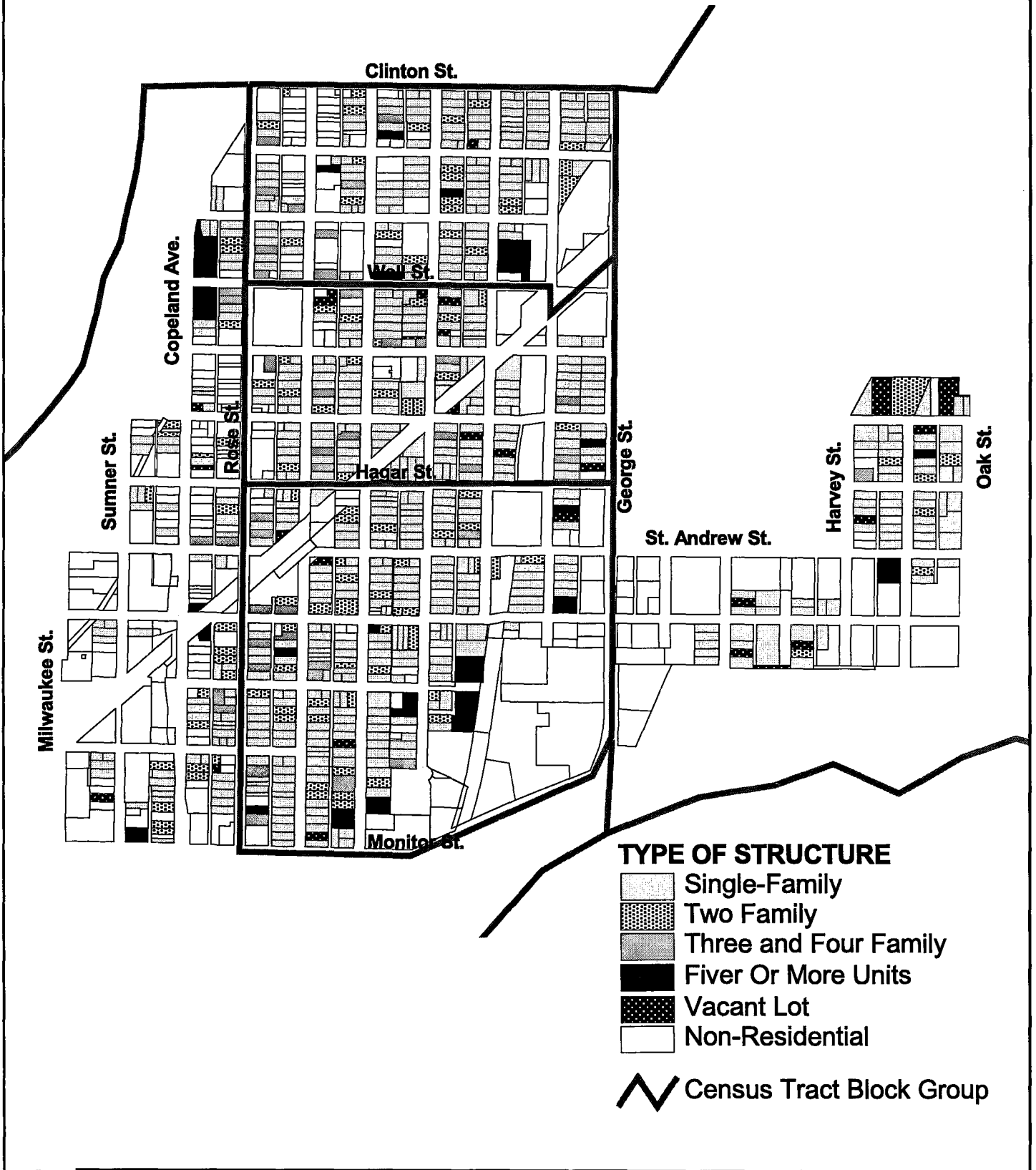
**LOWER NORTH SIDE
BACKGROUND
INFORMATION PACKET**

PREPARED BY THE
CITY OF LA CROSSE
PLANNING DEPARTMENT
FEBRUARY, 1999

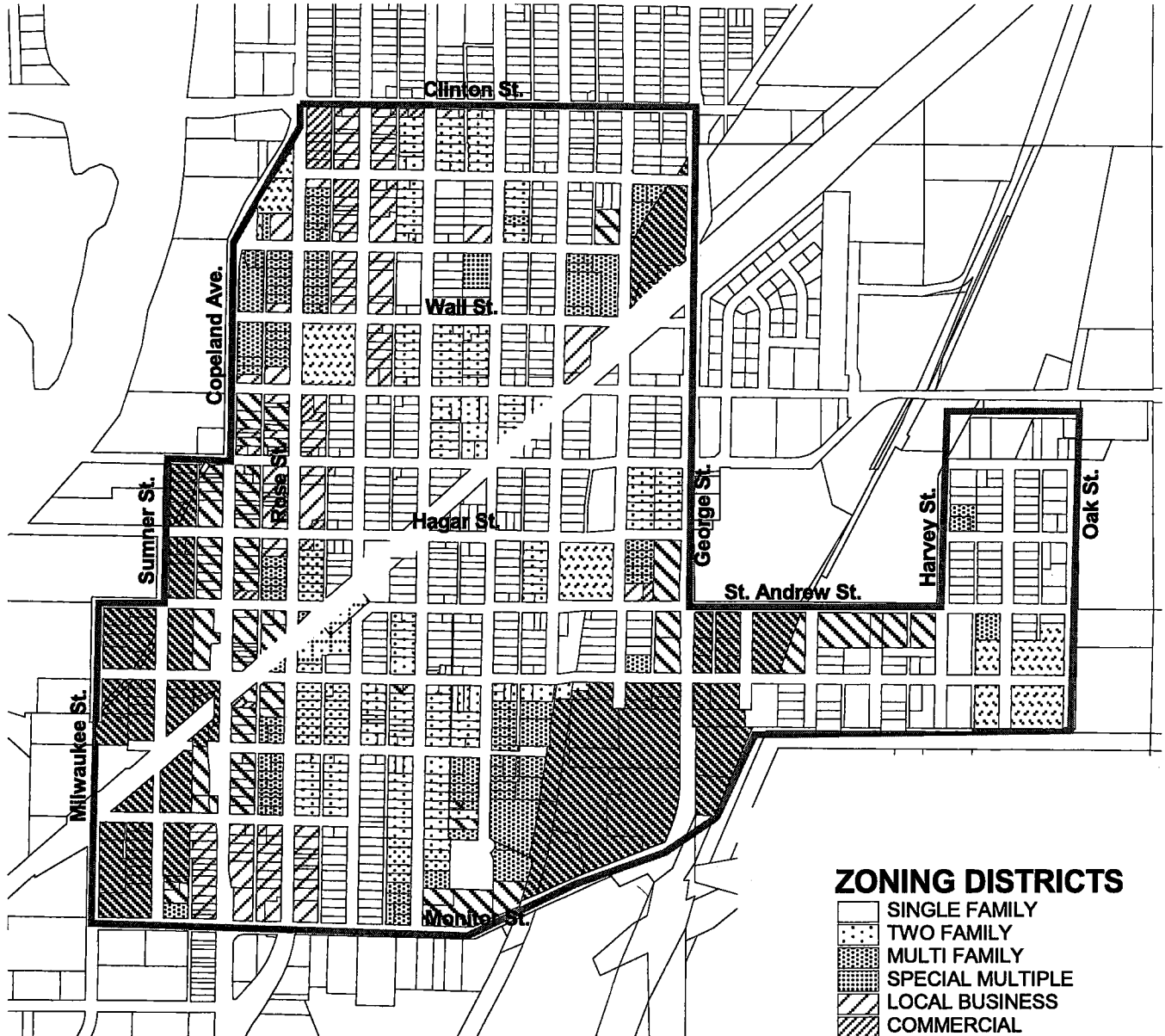
Lower Northside Neighborhood Age of Housing Units



Lower Northside Neighborhood Type of Structure



Lower Northside Neighborhood Zoning

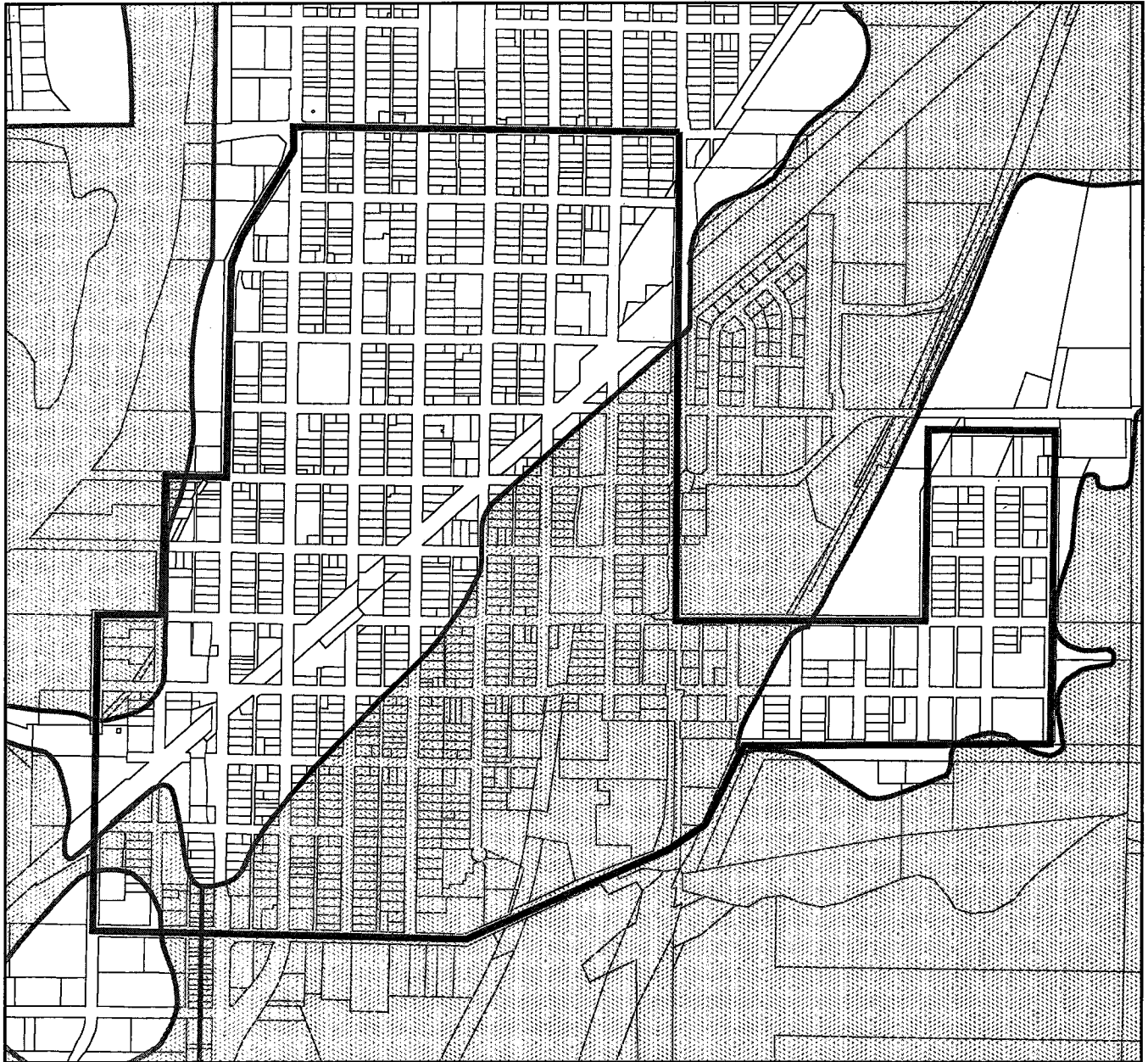




ZONING DISTRICTS

-  SINGLE FAMILY
-  TWO FAMILY
-  MULTI FAMILY
-  SPECIAL MULTIPLE
-  LOCAL BUSINESS
-  COMMERCIAL
-  COMMUNITY BUSINESS
-  PUBLIC/SEMI PUBLIC
-  LIGHT INDUSTRIAL
-  HEAVY INDUSTRIAL
-  AGRICULTURE
-  LOW DENSITY MULTIPLE
-  SPECIAL RESIDENCE
-  PLANNED DEVELOPMENT
-  PARKING LOT
-  PUBLIC UTILITY
-  CONSERVANCY
-  FLOODWAY

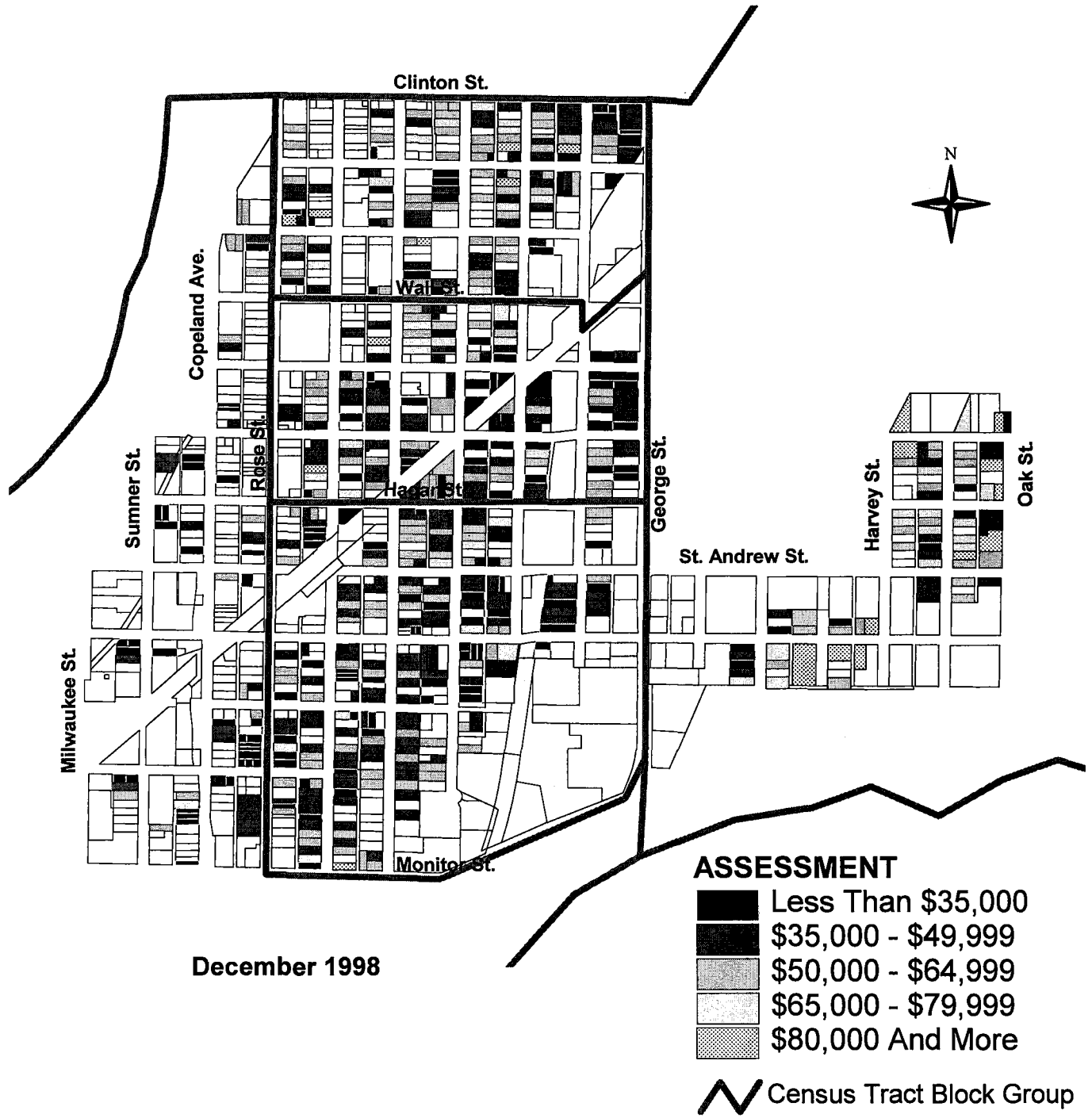
 Planning Boundary

Lower Northside Neighborhood 100-Year Flood Boundary

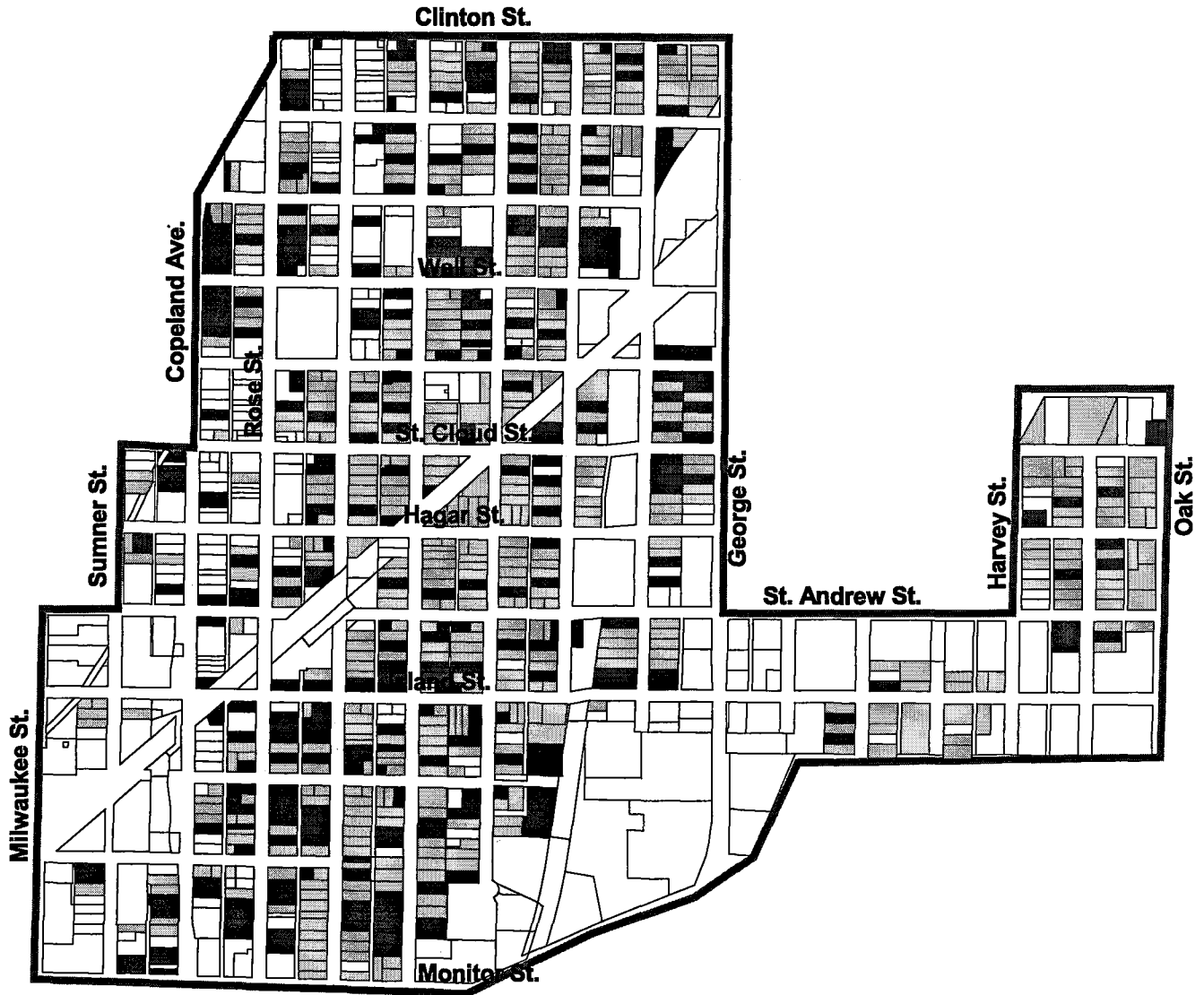


-  Neighborhood Boundary
-  Flood Boundary

Lower Northside Neighborhood 1998 Assessed Value of Single-Family Homes



Lower Northside Neighborhood Owner & Renter Occupied Housing Units

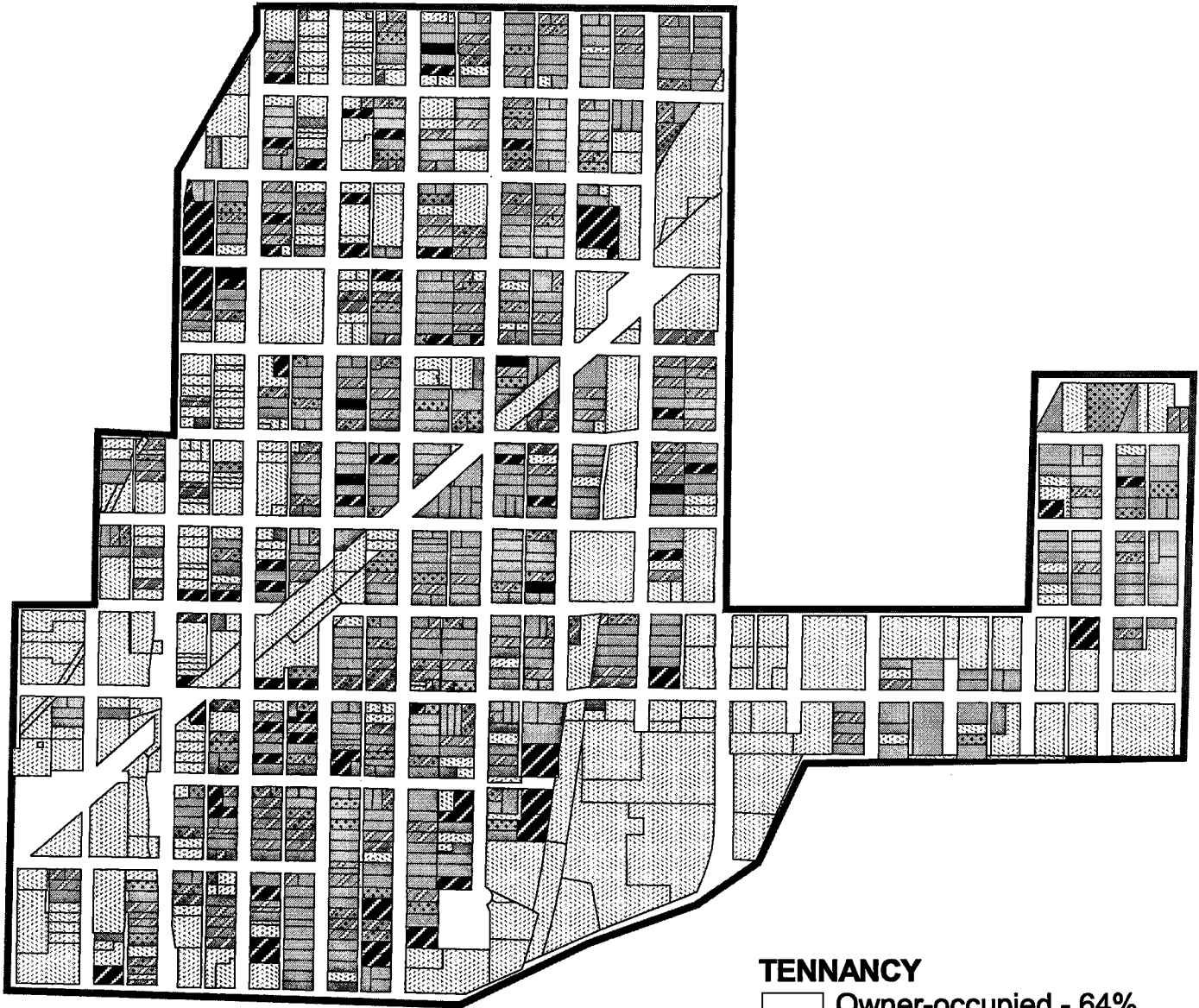


HOUSING UNITS

- Owner-occupied
- Renter-occupied
- Non-residential

Planning Boundary

Lower Northside Neighborhood Tennancy & Structure



TENNANCY

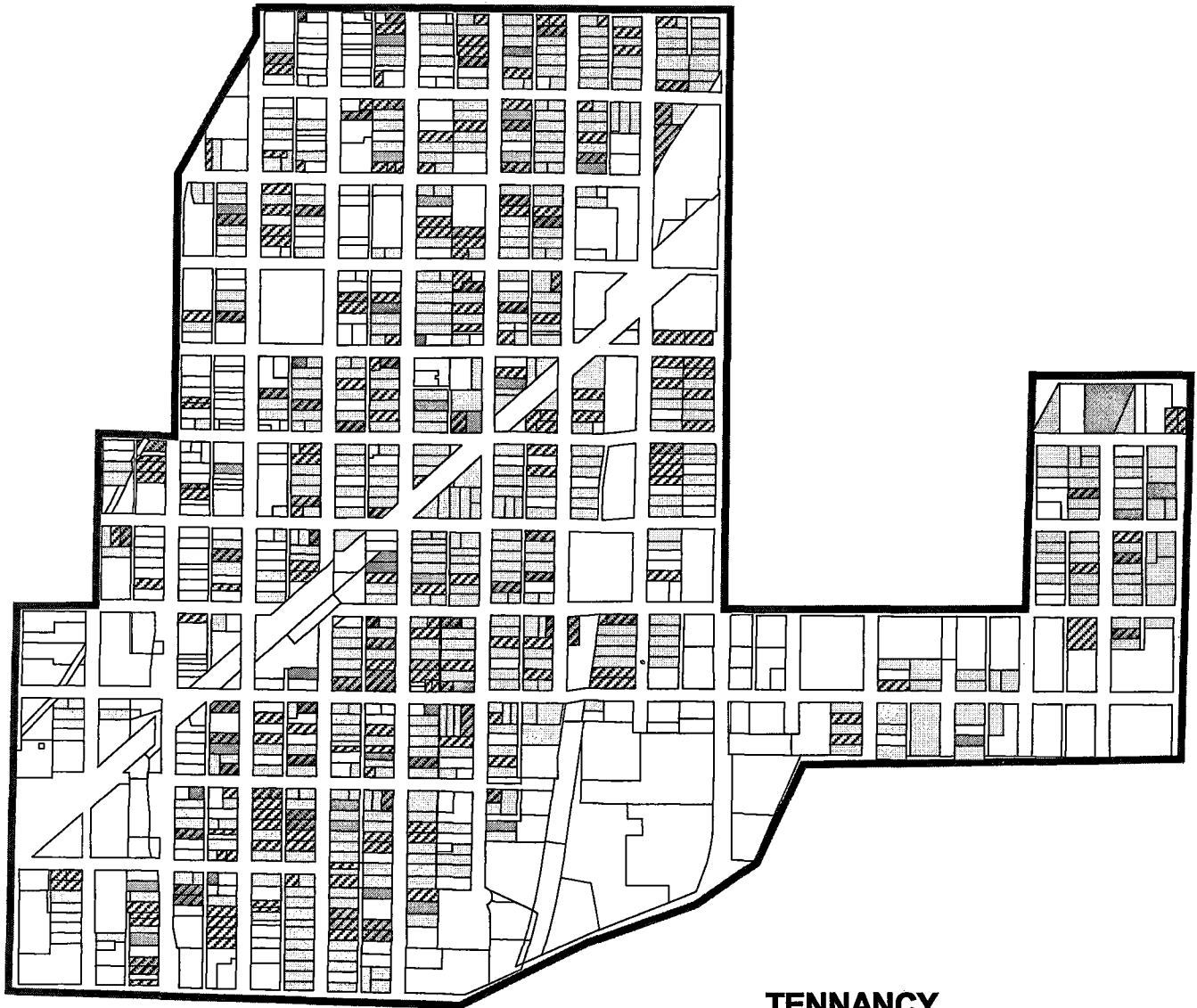
- Owner-occupied - 64%
- Renter-occupied - 36%

TYPE OF STRUCTURE

- Single-Family - 77%
- Two-Family - 14%
- Multiple-Family - 9%
- Non-residential

Planning Boundary

Lower Northside Neighborhood Single/Two-Family Housing Tenancy



TENNANCY

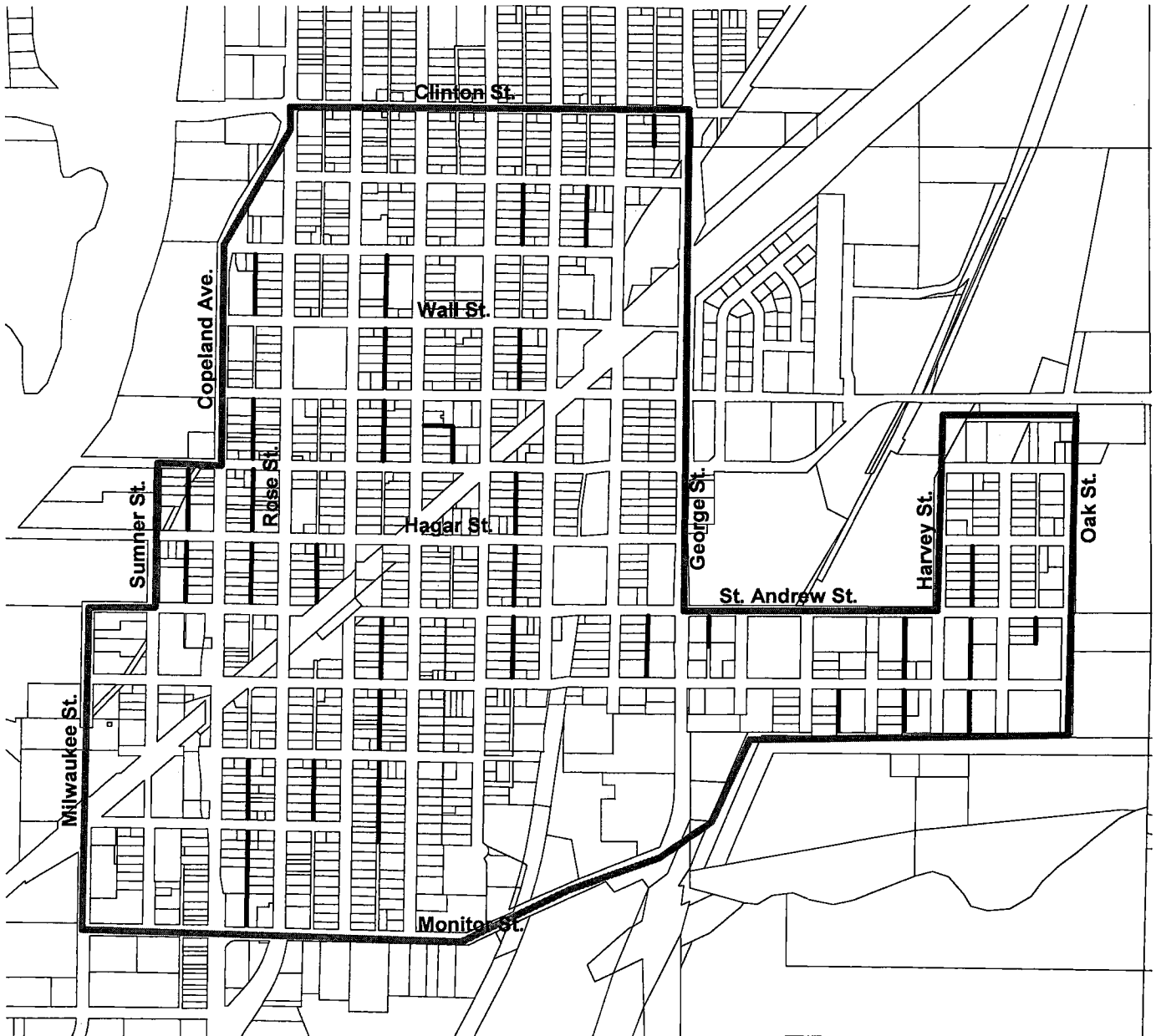
- Owner-occupied
- Renter-occupied



TYPE OF STRUCTURE

- Single-Family
- Two-Family

Planning Boundary

Lower Northside Neighborhood Unpaved Alleys



-  Unpaved Alleys
-  Planning Boundary

Alley Paving Assessment = \$30 per front foot
Payable lump sum, or over a 10 or 15 year period
Current Interest Rate = 5%

File # 1999-10-027

REPORT OF COMMITTEE

To the Honorable Mayor and Common Council of the City of La Crosse:

Your Judiciary & Administration Committee, Highways, Properties & Utilities Committee and Finance & Personnel Committee having under consideration the annexed resolution adopting the Lower North Side Neighborhood Plan, and said matter having been referred to the City Plan Commission, and the same having made and filed its report thereon, recommends the same be adopted.

REPORT AND
RESOLUTION ADOPTED
OCT 14 1999
BY COUNCIL

OCT 20 1999
JK ✓

Respectfully submitted,

Richard P. Becker, Chmn.
Sam Solverson
Mark Johnsrud
Bernard F. Maney
Robert H. Slaback
Betty L. Woodruff

Donald F. Gilles, Chmn.
John J. Satory, Jr.
Joe Ledvina
Charles Clemence
Douglas L. Farmer
Bill Harnden

Phillip J. Addis, Chmn.
Steve F. Taylor
David R. Morrison
Shane B. Crawford
Gerald V. Every
Robert Larkin

RESOLUTION

WHEREAS, the City has demonstrated its commitment to helping improve the City's neighborhoods by initializing a neighborhood planning process; and

WHEREAS, a committee of neighborhood residents of the Lower North Side area and other interested citizens and City staff have been meeting for the past nine months to develop a plan of strategies on how to make their neighborhood a better place; and

WHEREAS, said Plan has already undergone considerable public and department comment and been presented at public meetings;

NOW, THEREFOR, BE IT RESOLVED by the Common Council of the City of La Crosse: that the Common Council adopt the Lower North Side Neighborhood Plan in order to implement the recommendations therein.

BE IT FURTHER RESOLVED that the affected City departments and organizations shall begin implementing the policy changes called for in the Plan.

BE IT FURTHER RESOLVED that the future City budget processes consider programming funds to implement these projects.

BE IT FURTHER RESOLVED that 12 months after adoption of the resolution, City departments under the coordination of Planning Department staff will prepare an annual report for the Common Council summarizing the results and/or status of the recommendations approved in this plan.

BE IT FURTHER RESOLVED that appropriate City staff be requested to assign priority to the following implementation projects and activities attached as exhibit A.

Exhibit "A"

1. Work with City and C.P. Rail to improve and maintain the Depot and surrounding area.
2. Work with the City on traffic management in the neighborhood, particularly for safety.
3. Inspect and monitor residential properties to ensure compliance with minimum housing and property maintenance codes, with a goal of surveying the neighborhood biannually (twice a year) and inspecting as necessary.
4. Designate City/County land adjacent to Goose Green as parkland.
5. Shift Community Garden to the North of present location.
6. City of La Crosse maintains their properties, keeping them safe and clean.
7. Develop additional programs to encourage and assist repair and maintenance within the neighborhood.
8. More and better lighting at Goose Green Park to increase safety.
9. Notify property owners when street improvements or power line work will affect trees.
10. Encourage the planting of trees throughout the neighborhood to help improve aesthetics.
11. Create a Code Enforcement Team comprised of various code enforcement personnel throughout the City: Inspection, Health, Fire, Police, Housing, and Legal.
12. Continue funding and expand marketing efforts for existing housing rehabilitation and home ownership programs.
13. Clean up tunnel under the George Street overpass and surrounding area, making it safer and more inviting.

This project was supported by the City of La Crosse – Planning Department and Community Development Block Grant funds from the U.S. Department of Housing and Urban Development.