

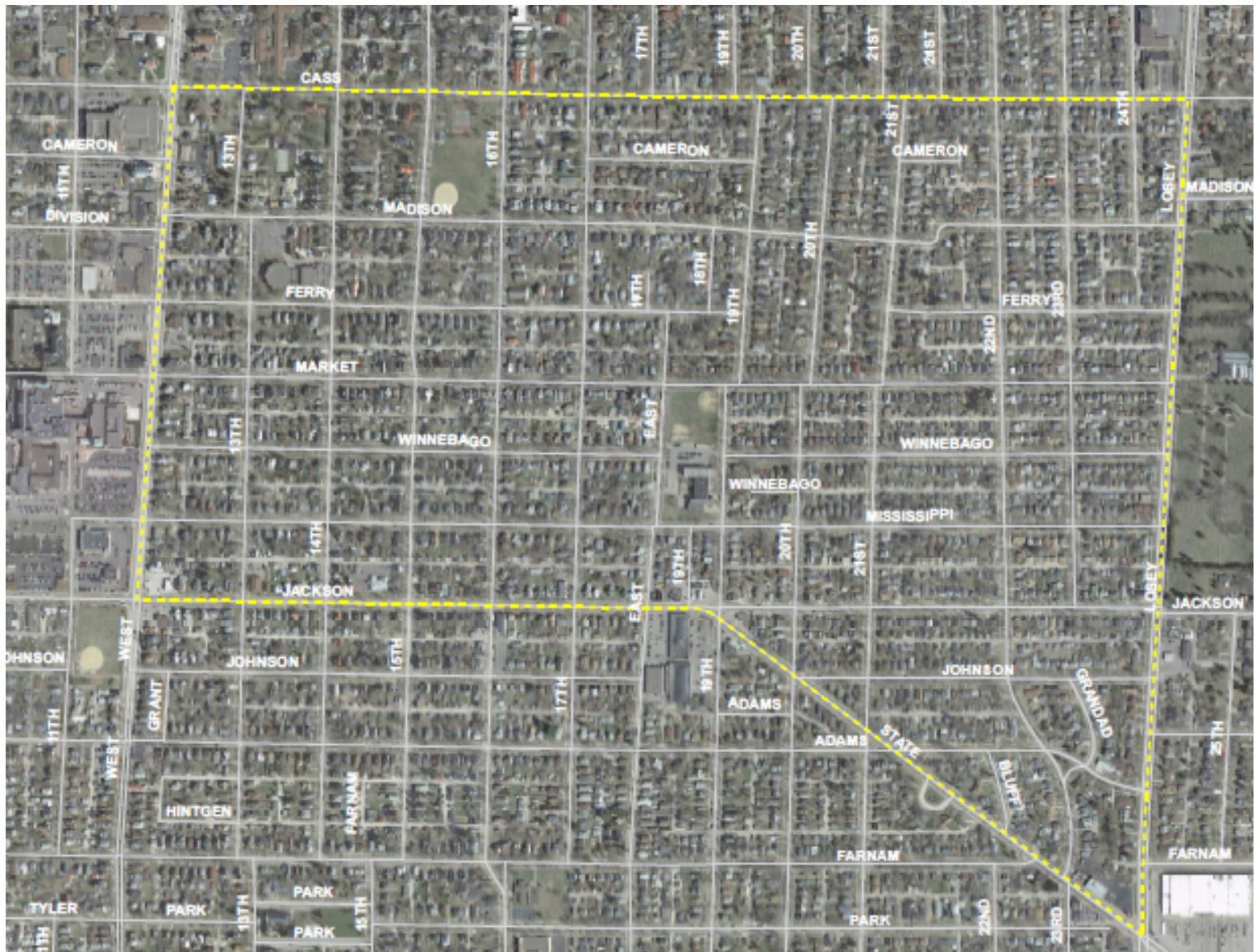


Weigent-Hogan Neighborhood Association 2017 Neighborhood Plan

(1/2017)

A. Overview of Neighborhood:

- Boundaries: The boundaries of the association are West Avenue between Jackson Street and Cass Street, Cass Street between West Avenue and Losey Boulevard, Losey Boulevard between Cass Street and State Road 33, State Road 33 between Losey Boulevard and Jackson Street and Jackson Street between State Road 33 and West Avenue.



- Demographics of neighborhood: (data provided by City of La Crosse Planning Department)

- ***Age distribution:***

0-4	230	4%
5-9	300	5%
10-14	189	3%
15-19	349	6%
20-24	1089	20%
25-29	509	9%
30-39	593	11%
40-49	557	10%
50-59	686	12%
60-69	445	8%
70+	573	10%

- ***Racial Characteristics***

White	91.2%
African American	1.2%
Native American	.5%
Asian	4.7%
Other	2.3%

- ***Annual Income:***

<\$25,000/year	21.6%
\$25,000-\$49,999	25.5%
\$50,000-\$99,999	41%
>\$100,000	11.9%

- ***Owner occupied vs rental homes***

77.9% of homes in the Weigent-Hogan Neighborhood Association boundaries are owner-occupied while 22.1% of the dwellings are renter-occupied.

- ***Average assessed value of homes***

The average assessed value of noncommercial residential properties within the WHNA boundaries is \$122,876 compared to an average assessed value of \$117,819 in the City of La Crosse as a whole.

- ***Crime rate***

The crime rate within the neighborhood boundaries is relatively low with 3.8% of crimes committed within the city limits committed in the Weigent-Hogan neighborhood.

- **Residential & Neighborhood institutions:**

- The neighborhood is primarily residential with relatively few local businesses. The businesses located within the neighborhood boundaries can be found primarily on the boundary streets (West Ave, Losey Blvd, Jackson St and State Rd) although a few are located within the neighborhood residential areas. A small number of businesses are located Market Street and along 16th Street. A number of local businesses are located in three (3) strip malls that are adjacent to the neighborhood.
- The neighborhood is home to two churches—Unitarian Universalist Fellowship and La Crosse Christian Church along with one elementary school (Cathedral School- a catholic elementary school) and 7-Rivers High School (a project based public high school).

B. **Neighborhood Vision Statement:** The Weigent-Hogan Neighborhood Association works collaboratively using open communication with residents, property owners, business owners and other institutions to sustain a healthy, safe, well-maintained neighborhood and a vibrant sense of community.

C. Description of Neighborhood assets

Neighborhood residents, in a 2015 neighborhood needs survey, noted the most desirable characteristics of the Weigent Hogan neighborhood were (in rank order):

1. People (neighbors are friendly and helpful)
2. Housing quality (good variety of housing styles and a number being updated)
3. Park
4. Close to work & job
5. Close to downtown

D. Neighborhood concerns

Respondents to the 2015 Weigent-Hogan neighborhood needs survey noted the following concerns within our association boundaries (in rank order)

1. Single family homes being converted to low quality rentals
2. Housing quality: Housing & property maintenance ---**TIED WITH**--- Quality& condition of rental housing
3. Crime & safety
4. Parks & green space
5. Neighborhood boulevard trees/tree canopy

E. Plan to improve neighborhood—Timeframe: 2017

Overall goal: Preserve neighborhood assets while addressing concerns

Goals	Actions/Strategies	Parties Involved	Indicators of Success
<p>Expand membership in each of the 3 WHNA standing committees:</p> <ul style="list-style-type: none"> • Environment • Infrastructure • Membership 	<ul style="list-style-type: none"> • Recruit WHNA members to serve on the 3 standing committees • Elect a chair for each committee and establish regular meeting times • Implement section of WHNA plan appropriate to each committee 	<p>WHNA Executive Committee</p> <p>WHNA Standing Committees</p>	<ul style="list-style-type: none"> • Committee membership list established • Chair of each committee designated • Plan for implementation established
<p>Maintain and improve the infrastructure within our neighborhood association boundaries</p>	<ul style="list-style-type: none"> • Work with City Parks Dept. staff to continue to provide input on Weigent Park upgrade • Establish a neighborhood group that would divide the neighborhood into districts & would regularly 	<p>Members of the WHNA Infrastructure & Environment Committees and interested neighborhood residents</p> <p>WHNA Infrastructure Committee & District volunteer group</p>	<ul style="list-style-type: none"> • Written summary of WHNA input for Weigent Park upgrade on file with the Parks Dept and WHNA • Group established and number of code violations, condemned and vacant houses and houses in poor condition declines

<u>Goals</u>	<u>Actions/Strategies</u>	<u>Parties Involved</u>	<u>Indicators of Success</u>
	<p>monitor their district for code violations, vacant houses, condemned houses and homes in poor condition. Report findings to the city and to the Infrastructure committee.</p> <ul style="list-style-type: none"> • Work with City staff, Council and City residents to reduce the conversion, in WHNA boundaries, of single family homes to multi-family rentals • Work with City staff to improve transportation (bike, pedestrian and vehicular) safety within our neighborhood 	<p>WHNA Infrastructure Committee</p>	<ul style="list-style-type: none"> • Number of homes within WHNA boundaries converted to multi-family homes declines • Transportation enhancements that improve safety are implemented

<u>Goals</u>	<u>Actions/Strategies</u>	<u>Parties Involved</u>	<u>Indicators of Success</u>
	<ul style="list-style-type: none"> • Advocate for improved stormwater management / increased application of green stormwater best practices and infrastructure to alleviate street flooding during storm events, most notably Cass Street at 19th and 15th Streets • Work with City to identify strategies that will improve safety and reduce crime within our neighborhood boundaries 		<ul style="list-style-type: none"> • Flooding during storms is reduced • Meetings with City staff to identify crime reduction/improved safety strategies WHNA residents can implement

<u>Goals</u>	<u>Actions/Strategies</u>	<u>Parties Involved</u>	<u>Indicators of Success</u>
<p>Maintain and improve the natural environment and green spaces within our neighborhood association boundaries</p>	<ul style="list-style-type: none"> • Advocate for replanting of boulevard trees that have been removed to help maintain the neighborhood's tree canopy • Educate neighborhood residents about caring for newly planted trees • Continue to work with City Parks Dept staff to provide input on Weigent Park upgrade • Work with City staff and Council members to increase green space within our 	<p>Members of the WHNA Environment Committee and interested neighborhood residents</p> <p>Members of the WHNA Infrastructure and Environment Committees and interested neighborhood residents</p> <p>Members of the WHNA Environment Committee and interested</p>	<ul style="list-style-type: none"> • Continue to partner with Coulee Partners for Sustainability to treat Ash Trees on Losey Blvd and encourage replanting of boulevard trees that have been removed. • Identify/develop a tree care and maintenance brochure and distribute it to neighborhood residents • Written summary of WHNA input for Weigent Park upgrade on file with the Parks Dept and the WHNA • Identify ideas for increasing green space in the WHNA boundaries (upgrade of green space next to Hogan, parklets)

<u>Goals</u>	<u>Actions/Strategies</u>	<u>Parties Involved</u>	<u>Indicators of Success</u>
	<p>neighborhood boundaries</p> <ul style="list-style-type: none"> Encourage habitat gardens at residences, parks and open spaces in our neighborhood 	<p>neighborhood residents</p>	<ul style="list-style-type: none"> Documented examples of habitat gardens within WHNA boundaries
<p>Build WHNA membership and connections between residents living within our neighborhood association boundaries and with other neighborhood associations within the city</p>	<ul style="list-style-type: none"> Enhance communication among WHNA members and potential WHNA members within WHNA boundaries Sponsor neighborhood social gatherings Build association membership 	<p>Members of the WHNA Membership Committee in collaboration with the Executive Board and/or Ad Hoc Committees</p> <p>Event Ad Hoc Committees</p> <p>Members of the WHNA Membership</p>	<ul style="list-style-type: none"> The number of people living within the WHNA boundaries on the WHNA email distribution list and the Association's face book page increases. WHNA will host 2 or more social gatherings each year

	<ul style="list-style-type: none"> Establish a neighborhood ambassador group that would divide the neighborhood into districts & who will regularly conduct outreach to residents living in their district 	<p>Committee in collaboration with the Executive Board and/or Ad Hoc Committees</p> <p>WHNA Membership Committee & District ambassadors</p>	<ul style="list-style-type: none"> WHNA membership increases WHNA membership increases
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