

# ***MIDDLE VILLAGE NEIGHBORHOOD PLAN***



**Prepared January 2013 – February 2014 by the  
Middle Village Neighborhood Association  
and City of Oshkosh- Planning Services Division**

# **MIDDLE VILLAGE NEIGHBORHOOD PLAN**



**A comprehensive report to address quality of life concerns in the Middle Village Neighborhood**

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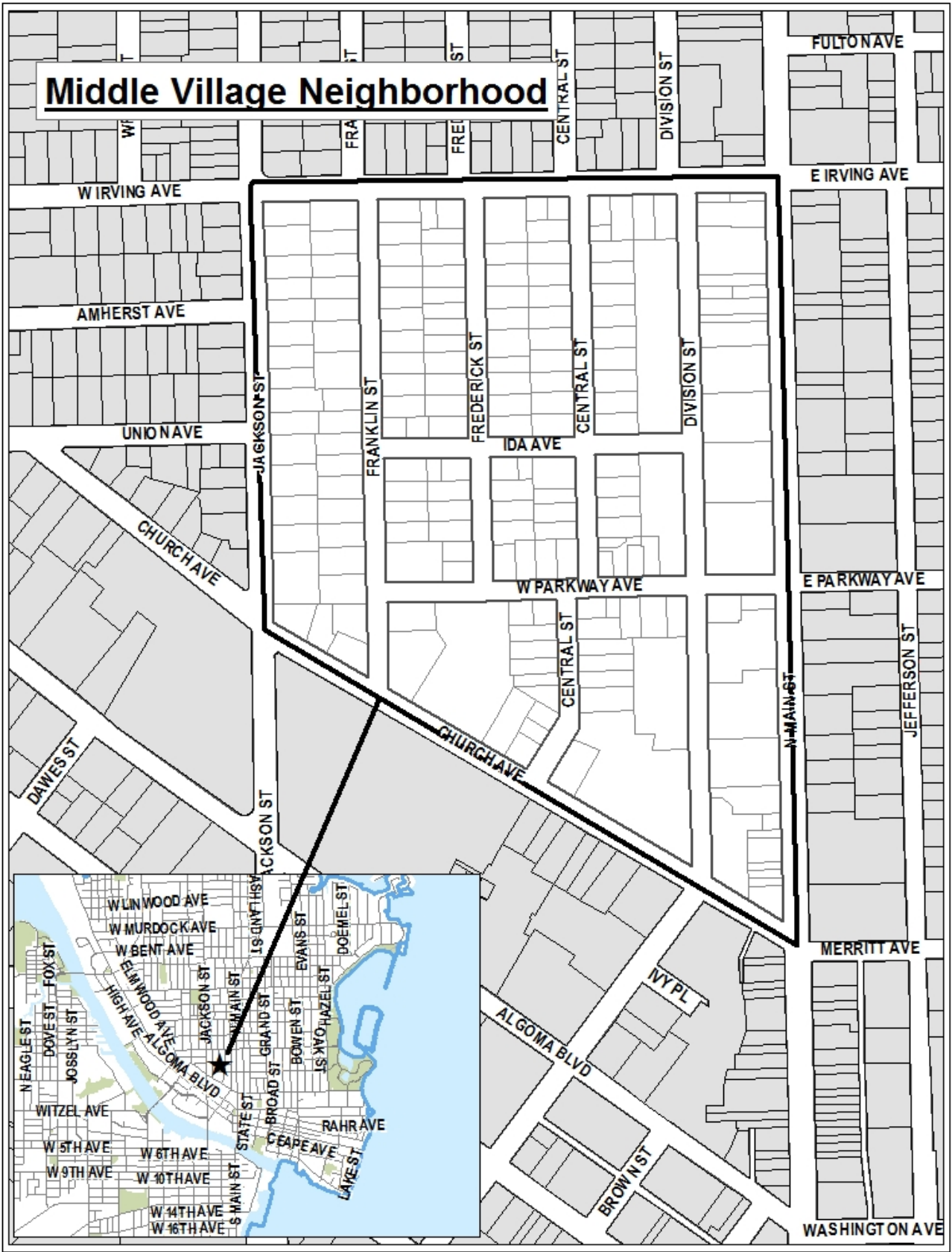
Planning Services Division



***“The Middle Village Neighborhood is a thriving, progressive community noted for affordable housing options, architectural styles and the diversity of its residents. Care has been taken to develop and preserve the historic character of the neighborhood including the park-like nature of its tree-lined streets. The Middle Village Neighborhood includes well-maintained and attractive properties and a vibrant and friendly community. This also includes pedestrian-friendly streets and open space for children to play and neighbors to gather.”***

**-Middle Village Neighborhood Vision Statement**

# Middle Village Neighborhood



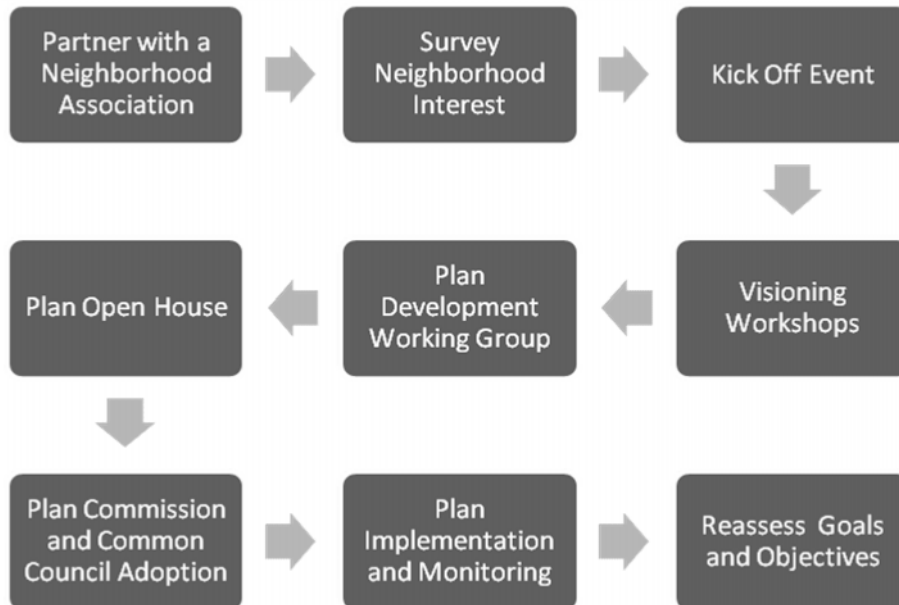
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## Neighborhood Planning Process

The neighborhood planning process is a component of the City of Oshkosh - Healthy Neighborhood Initiative (OHNI). The process was developed to identify what resident's value most within their neighborhood and outlines a clear vision of needs and priorities. The process is resident-led, resulting in a neighborhood plan that serves as a guide for investment in the neighborhood. Healthy neighborhoods are essential to the overall well being of Oshkosh and should be viewed as the strategic building blocks of our community. A neighborhood plan must strive to eliminate elements that erode character and enhance elements that improve the quality of life for current and future residents. Architectural significance, pedestrian amenities, diversity, affordability, and proximity to services are several examples of assets our neighborhoods possess. Preservation, enhancement, and revitalization strategies to protect these assets have been developed to ensure that Oshkosh's neighborhoods prosper. Below are the steps taken to complete the neighborhood planning process:



## ***Executive Summary***

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The Middle Village Neighborhood Plan focuses on a target neighborhood, bounded by Church Avenue, Jackson Street, W. Irving Avenue and N. Main Street. Like much of the central city, the neighborhood has experienced significant disinvestment over the past thirty years. However, existing neighborhood assets, combined with efforts by residents, the City of Oshkosh and partner organizations have laid the foundation for neighborhood revitalization.

Since 2010, the Middle Village Neighborhood Association (MVNA) has served the neighborhood in varying capacities, from social and cleanup events, blight elimination, resident engagement and formal planning activities in partnership with the City of Oshkosh, Habitat for Humanity, and NeighborWorks Badgerland. In 2011, the City of Oshkosh formally recognized Middle Village as a neighborhood upon submission of their specific geographical and organizational information. In 2013, the Middle Village Plan Work Group was formed as a coalition of residents and partners to support neighborhood revitalization.

This plan is prepared for the MVNA with the intent to support their efforts in addressing neighborhood challenges and promoting reinvestment. Created during a yearlong resident led planning effort the plan may be used by the MVNA, the City of Oshkosh, and partner organizations to ensure neighborhood improvements and activities are implemented to meet the needs of the residents who reside there.

The plan first offers a brief history, followed by a snapshot of current conditions, including both assets and concerns identified throughout the planning process. The plan then outlines four focus areas identified by MVNA during public input meetings: Community Building, Public Infrastructure, Safety, and Housing. Individual sections explore each focus area in depth, assess current conditions, provide goal details and objectives, and make specific recommendations for lead implementers.

Planning for a neighborhood must always involve the most important stakeholders – its residents and property owners. The plan was researched and drafted under the guidance of the MVNA leadership, residents and city staff. Preliminary recommendations were then shared in a series of public participation events where the resulting conversations and comments were used to shape final recommendations for the plan.

Once the neighborhood plan is approved, a detailed implementation plan will be drafted. The implementation plan will outline specific and time-bound steps to be taken to ensure plan elements are successfully carried out. Additionally, the implementation plan will provide performance measures to track the progress of future revitalization efforts.

## ***Introduction***

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In January of 2013, Middle Village became the first recognized neighborhood association to begin working with the City of Oshkosh to develop a neighborhood plan. Over the course of a year, residents worked with staff to identify goals and objectives that would address current and future issues concerning the neighborhood.

The purpose of this neighborhood plan is to develop strategies for addressing neighbors' concerns, and set the foundation for collaborative efforts between the 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, the neighborhood, and local public, private and non-profit organizations in order to achieve mutual goals to enhance the neighborhood.
- Create "pride 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 the city by improving the quality of life in neighborhoods.

## ***Neighborhood Projects***

During the development of this plan several projects were completed and have begun to address some of the neighborhood concerns.

- Eliminated 3 vacant and blighted homes and purchased a vacant lot to provide the opportunity for neighborhood green space.
- Residents further developed a concept plan for their desired use of the vacant lots.
- Neighborhood traffic survey in response to residents' concerns with speeding.
- Worked with City staff on 2014 road reconstruction design to incorporate traffic calming measures, wider terraces, and decorative street lighting.
- Planted additional terrace trees on Franklin Street, Frederick Street, Church Avenue and W. Irving Avenue.
- Modifications to the garbage collection day.
- Project Safe Passage to address issues associated with the Downtown Pub Crawl.
- Organized clean up days with NeighborWorks Badgerland and Habitat for Humanity.
- Neighborhood walks with the Oshkosh Police Department.

A full timeline of neighborhood activities and a map highlighting current and completed projects can be found in Appendix A on page 29.



## ***Neighborhood History***

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### **Early 20<sup>th</sup> Century/Pre World War II**

Just a little over one hundred years ago this neighborhood was lined by lovely old trees, churches and stately homes which were inhabited by some of the most prominent families in Oshkosh. Since the late 1850's, lumber baron, John R. Morgan and his family owned the property on Church, Franklin and Parkway Street's. In 1884, Mr. Morgan built a stately Queen Anne on the corner of Church Avenue and Franklin Street. Their eldest daughter Elnora Morgan Rounds would come to live next door at the corner of Franklin and Parkway. Mr. Morgan's two nephews, Tom and Albert Morgan, co-owners in the Morgan Company also lived on Franklin and Parkway.



*Edward R. Jones House— 519 Franklin Street  
Photo courtesy of the Oshkosh Public Museum*



*W. G. Maxcy House – formerly 108 Church Avenue  
Photo courtesy of the Oshkosh Public Museum*

On Church Avenue, next door to Mr. Morgan lived W. G. Maxcy, wealthy magnet of the Oshkosh Water Works Co., today this property is the home of Christ Lutheran Church. Across the street lived Andrew Jackson, then vice-president of the German-American bank. Directly across the street from Mr. Morgan was the prominent, talented and wealthy family of George W. Gates, retired manager of The Diamond Match Company, today this is the property of the Oshkosh Safety Building. Just around the

corner on Jackson Street in front of the Oshkosh Safety Building was the beautiful home of Richard Morgan, brother to John R. Morgan both co-founders of Morgan Brothers Company.

The prestige this neighborhood once had has almost all but disappeared. Many of these stately homes are still standing, however, many have turned into rentals. Restored, the John R. Morgan house still stands and is home of the Winnebago County Historical Society.



*Andrew M. Willock House – Located at 538 Central Street  
Photo courtesy of the Oshkosh Public Museum*

## Mid to End of 20<sup>th</sup> Century

German-built wood framed duplexes were constructed around or shortly after the turn of the century. Northward, many homes were added to the mix of housing as blocks filled up in the 1920s and 1930s. Additionally, rail lines along Division Street made the neighborhood a viable



*Former rail line along Division Street.*

industrial center. Many industrial companies, both large and infant, chose the corridor as a location for business. Neighborhood residents did not have to go far to major centers of employment, and residences and neighborhood-based businesses thrived.

Just as Oshkosh's industrial fortunes reached peak in the 1960s and began to decline, so did the neighborhoods surrounding the industrial river and Main Street corridor. In the late 60's and early 70's, highway development west of the downtown and new subdivisions even further west became the new "neighborhoods of choice". The 1980s and 1990s saw significant disinvestment in central city neighborhoods as companies downsized or closed their doors. In the late 1990s, the area saw a loss of

the Oshkosh B'Gosh plant and closing of the Morgan Door Company and subsequently, the Park Plaza Mall on the riverfront. This decade was also when the railroad tracks along Division Street were removed.

## 21<sup>st</sup> Century

By early 2000's many properties were razed to make way for a new development of townhouses on Division Street by the Burns Development Corporation. It was thought that would be a catalytic development to spur further reinvestment in the neighborhood.

Within a decade, this neighborhood-along with the City of Oshkosh and the entire country's housing market took a turn for the worse. The economic recession and financing woes hit vulnerable communities especially hard, with many foreclosures in Oshkosh's central city neighborhoods. Since the recession, investors have acquired foreclosures and converted once owner-occupied residences to investment properties.

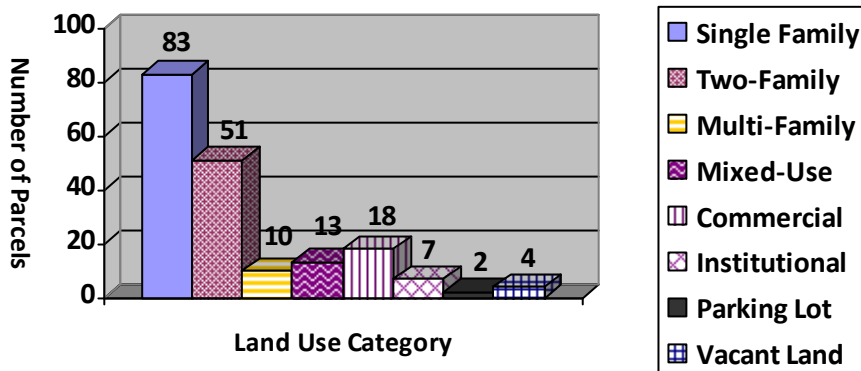


*Burns Townhome Development - located on Division Street between W. Irving Avenue and Church Avenue.*

## Existing Conditions

Located just west of Main Street and east of the University of Wisconsin – Oshkosh campus, the Middle Village neighborhood is bounded by Church Avenue on the south, Irving Avenue on the north, and Jackson and Main Streets, on the east and west, respectively. The neighborhood is roughly 44 acres with 187 parcels containing single-family homes, commercial businesses, apartments, and churches. The graph below shows the existing land use within Middle Village. A map showing the distribution of uses can be found in Appendix B on page 33.

**Middle Village Neighborhood Existing Land Use**



Middle Village includes portions of the Irving/Church and North Main Street Historic Districts and has many examples of well-maintained historic homes and businesses. American Foursquare, Bungalow, and Queen Anne architecture can be found throughout the neighborhood. While there are examples of well maintained and restored properties, there are many homes that have suffered from a loss of historic character which has been a cause for concern for the remaining homeowners. For example, below are three successive properties that exhibit a significant degree of alterations to their porches. Porches are considered an integral element of traditional architecture and can radically detract from the overall appearance of the neighborhood and streetscape when altered inappropriately.



## Neighborhood Demographic Profile

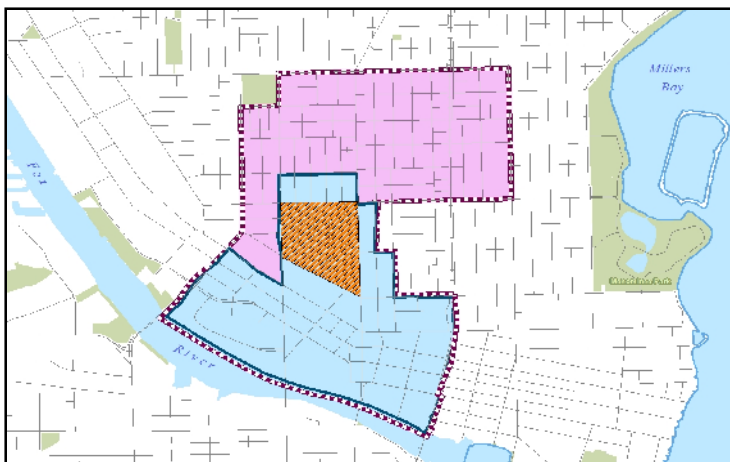
	Block Group 6	Census Tract 5	City of Oshkosh
<b>PEOPLE</b>			
Population	944	6,131	66,083
Male	52.01%	3,296	51.2%
Female	47.99%	2,835	48.8%
Average Household Size	2.33	2.21	2.24
Median Age	24.7	24.9	33.5
Median Income	\$21,339	\$27,830	\$43,203
Population Density per sq. mile	3,921	6,413	2,483
<b>RACE</b>			
White	83.9%	90.2%	90.5%
African American	4.8%	3.0%	3.1%
American Indian or Alaska Native	1.4%	0.9%	0.8%
Asian	3.4%	2.9%	3.2%
Other*	6.5%	3.0%	2.4%

Source: US Census, 2010




\*Includes Some Other Race Alone or 2+ Races in combination.

is the best available data to accurately represent the neighborhood profile. A map showing the distribution of each level of aggregation can be found below.

### Demographic Data Aggregation



#### Legend

-  Census Tract 5
-  Block Group 6
-  Middle Village

### Age

The population living in Census Tract 5, Block Group 6 is younger than the average resident of the City of Oshkosh according to 2010 Census data. The median age of residents within Middle Village was 24.7 compared to the City of Oshkosh overall, which was 33.5.

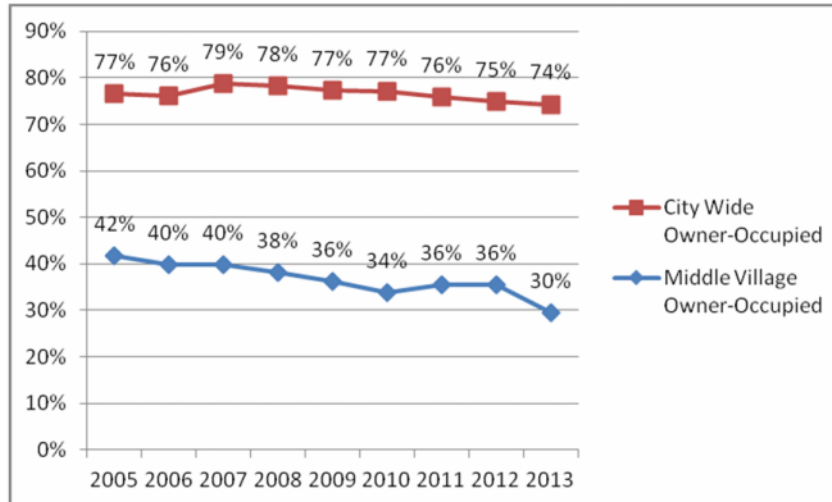
### Income

According to the 2010 Census, the median household income for Census Tract 5, Block Group 6 was \$21,339 compared to the City of Oshkosh overall, which was \$43,203.

## Housing

Based on current City parcel data the neighborhood housing stock is 70.4% rental. The graph below compares owner occupied parcels within Middle Village to the City of Oshkosh as a whole. The City of Oshkosh overall has experienced a 3% decline in homeownership over the last nine years compared to the Middle Village neighborhood which has experienced a 12% decline.

**Comparison of Owner-Occupied Parcels 2005-2013**



Source: City of Oshkosh

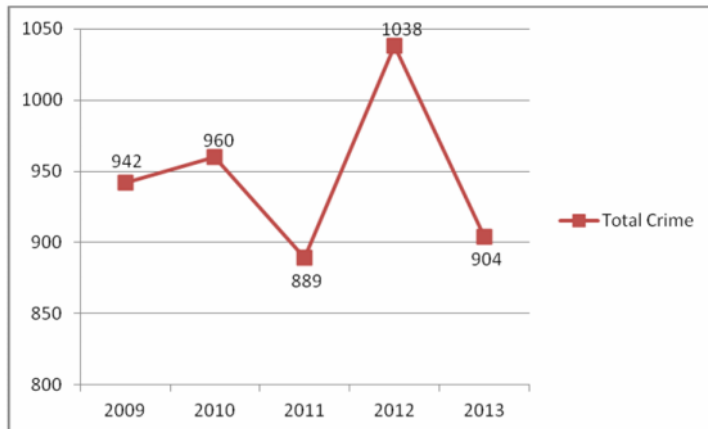
Housing data obtained from the City of Oshkosh Assessor’s Division was averaged to compare the existing housing stock in Middle Village to the City of Oshkosh overall. Typically due to their size, affordability, and proximity to the university, homes are purchased by investors for student housing. Additionally, should the University of Wisconsin – Oshkosh enrollment continue to expand, the demand for student housing will also, leading to additional conversion concerns. Efforts to increase housing densities near the University will be needed to alleviate the pressure on surrounding neighborhoods, such as Middle Village.

Average Housing Stock Comparison		
	Middle Village	City of Oshkosh
<b>Size</b>	1,950 sq. ft.	1,544 sq. ft.
<b>Bedrooms</b>	3.8	3
<b>Bathrooms</b>	2	2
<b>Year Built</b>	1908	2002
<b>Grade*</b>	C-	C
<b>Condition**</b>	Below Average	Average
<b>Total Dwelling Units</b>	321	20,281
<b>Owner Occupied</b>	29.6%	74.1%
<b>Renter Occupied</b>	70.4%	25.6%
<b>Assessed Value</b>	\$94,556.55	\$121,994
*Grade is the quality of architecture of the building.		
**Condition is how well maintained the home is for its age.		

Source: City of Oshkosh Assessors Division, 2013

Furthermore, even though there are crime watch efforts in place and they have been effective, the perception of the neighborhood as an unsafe place persists. Between 2009 and 2013 there was an overall decline in police calls for service within Middle Village. The graph below does show a spike in calls during 2012, which has been attributed to residents actively working with the Oshkosh Police Department to address various problem properties within the neighborhood.

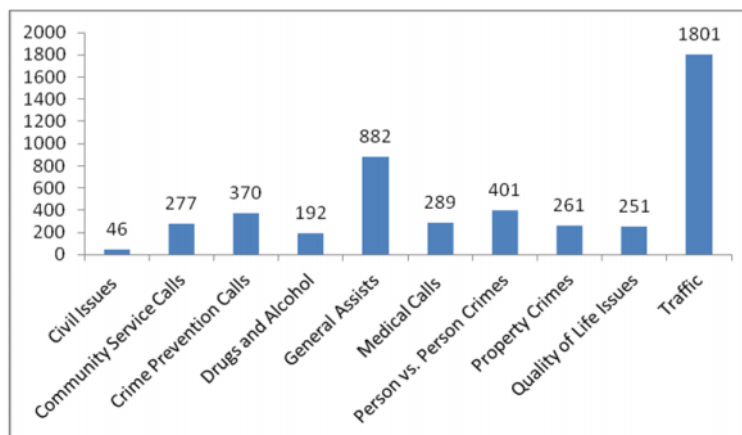
**Police Calls For Service in Middle Village\***



\* Includes both Field Initiated and Dispatched calls for service

A summary of calls by event type from 2009-2013 is included below. The data suggests that there were more person vs. person crimes (battery, domestics, robbery, sex offenses, harassment, etc) than property crimes (damage to property, theft, auto theft, burglary). However, there were a large amount of assist calls and what is classified as crime prevention calls (suspicious person/vehicle/situation, building checks, open doors, etc) which could be a result of proactive crime watch efforts by the neighborhood association and resident’s willingness to report suspicious activity. A map showing the distribution of resident initiated police calls within the neighborhood and trends in each event type can be found in Appendix E on page 41.

**Summary of Calls by Event Type 2009-2013 in Middle Village\***



\* Includes both Field Initiated and Dispatched calls for service

During the summer of 2012, staff from the Planning Services Division completed a neighborhood assessment to better understand existing conditions within Middle Village. Blight indicators such as peeling paint, presence of junk and debris, overgrown landscaping, vehicles parking on lawns, and boarded up windows were collected on a parcel by parcel basis.



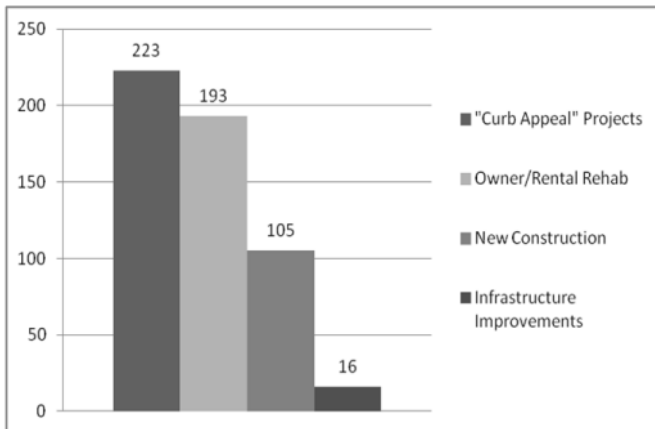
A total of 537 blight indicators were identified during the neighborhood



assessment. A map showing the distribution of blight indicators within the neighborhood can be found in Appendix C on page 36. The neighborhood assessment will be an important baseline measure to track the success of future programming in the neighborhood.

Blight indicators were next categorized based on the type of programming necessary to address existing conditions within the neighborhood, as shown in the graph below. “Curb Appeal” Projects are defined as minimal exterior property maintenance improvements such as overgrown landscaping, broken or rusty porch railings, torn awnings or screens and peeling paint on steps or porches. Owner/Rental Rehab projects are those that require a larger investment to rectify, such as peeling siding or trim paint, failing roof or siding, cracked foundations, and mold. New Construction projects include unpaved driveways, failing garages and heaving/crumbling walkways. Finally, Infrastructure Improvements are those located in the public right of way such as the lack of curbing, gravel driveway aprons and cracked/heaving public sidewalks.

**Neighborhood Blight Indicators by ProgramType**



Source: Middle Village Neighborhood Assessment, 2012

The City of Oshkosh and other local agencies currently have housing programs to address many of the indicators identified during the neighborhood assessment but funding is limited and requires applicants to meet federal income requirements. Additional housing programs are currently being developed to “fill the gap” for homeowners who do not meet the federal income requirements but desire to improve their property.

While there are real concerns within the neighborhood, a focus solely on highlighting these problems can often define the neighborhood by its negatives and reinforce a negative image. Efforts at revitalization have to recognize and build around strengths and assets.

One of the first efforts taken by residents within Middle Village to change their image was the creation of a recognized neighborhood association. In 2010, a core group of residents built on an



existing neighborhood watch and formed around the need for park space in the neighborhood. A petition was circulated and residents approached the Parks Advisory Board, resulting in the mapping of needed park space in the central city, being officially planned for in the Park and Open Space Plan, approved October 25, 2011. The City's recent acquisition of property located at the corner of Franklin Street and Ida Avenue has created the opportunity to develop park space (pictured left). Residents have begun working on concept plans for the lot which they currently call "Village Green".

*"Village Green" – City-owned vacant lot located at the corner of Franklin Street and Ida Avenue.*

In 2011, the neighborhood association started hosting monthly neighborhood walks in partnership with the Oshkosh Police Department and Team Policing. These walks resulted in litter pickups and a reduction in drug activity. It also led to relationships between residents and partnerships with organizations such as NeighborWorks for organized Dumpster Days and Habitat for Humanity for a volunteer-led beautification event. Also, in 2012 residents and the Oshkosh Police Department participated in the Everyday Heroes in Action Challenge to assist with the removal of a garage and tree.

Since 2011, the neighborhood association has hosted three major block parties. Additionally, the neighborhood association created Project Safe Passage in response to challenges with the Downtown Pub Crawl resulting in a more positive interaction with participants which has limited property damage previously experienced by the event. The efforts of the neighborhood association have brought about the momentum necessary to complete the neighborhood planning process.

Additionally, Middle Village has many locational advantages and is one of the most walkable neighborhoods in Oshkosh. The neighborhood is bordered by Downtown Oshkosh which provides access to shopping, restaurants, and events. It is also within a ten minute walk to the Leach Amphitheater; the Oshkosh Saturday Farmers Market; the Riverwalk; The University of Wisconsin-Oshkosh Campus; the bus terminal; and City and County services. According to data obtained from Walk Score, Middle Village scored 82 out of 100, compared to the City of Oshkosh overall, which scored 32 out of 100.



## ***Developing the Vision for the Future of Middle Village***

In April of 2013, residents and property owners were invited to participate in one of two visioning workshops held at Christ Lutheran Church in Middle Village. A total of 18 residents and landlords attended the workshops to begin prioritizing information identified by the neighborhood survey, conducted in January of 2013. The additional results from the survey can be found in Appendix D on page 38.

Residents were asked to prioritize three concerns that needed to be addressed. Below is a summary of the results from the exercise:

<b>MIDDLE VILLAGE CHALLENGES</b>	
<b>Challenges mentioned in survey</b>	
Property conditions	1,1,2,2,2,2,2,3,3
Safety/crime	1,1,1,1,3,3,3
Landlord involvement	1,1,1,2,3
Safe place for kids to play	1,1,2,3,3
Boarding/rooming houses	1,2,3,3,3
Condition of vacant homes/properties	1,2,2,3,3
Snow removal	1,1,2
Rental problems	1,2,3
Infrastructure	2,3
Street lighting	2
Urban wildlife	2
Neighborliness	3
Public transportation	
Quality schools	
Foreclosures	
Real estate values	
Employment opportunities	
Trash collection	
Resident involvement	
Parking regulation	
Noise complaints	
Neighborhood image	
Fences/gardens	
<b>Challenges mentioned at visioning meetings</b>	
Concentration of sex offenders	2
Tax rate	
Overhead power lines	
Rental signage	
Poverty/affordability	
Home ownership	
Neighborhood signage	

Property conditions, safety/crime, and landlord involvement were identified as the top three concerns facing Middle Village. A safe place for kids to play, boarding/rooming houses, and condition of vacant homes/properties were also ranked at the top. Although it wasn't identified during the visioning sessions, increasing homeownership was consistently discussed throughout the planning process. Residents recognized the need to attract new homeowners with a desire to invest in the neighborhood's future.

Next, residents and property owners were given the same opportunity to rank the top three assets they wished to preserve within the neighborhood. Below is a summary of the results from the exercise:

Proximity to downtown, friendly neighbors, and historic character were identified as the top three assets within Middle Village. Walkability, proximity to amenities/services, and affordability were also ranked at the top.

MIDDLE VILLAGE TREASURES	
Treasures mentioned in survey	
Close to downtown	1,1,2,2,2,3,3,3,3,3
Friendly neighbors	1,2,2,2,2,3,3,3,3,3
Historic character	1,1,1,1,1,1,2,3
Walkability	1,1,1,1,2,2,3
Proximity to amenities/services	1,1,2,2,3,3,3
Affordability	1,2,2,2,2
Diversity	1,2,3
Close to work	1,3
Infrastructure	3
Schools	
Near bus routes	
Churches/faith community	
Treasures mentioned at visioning meetings	
Architecture	2
Detached garages	
Social gatherings	

Finally, neighbors were asked to imagine leaving Middle Village for five to ten years and upon their return what would be their ideal neighborhood look like. Neighbors worked in small groups and



used the survey results and examples from other communities as a guide to develop a vision statement. A vision statement was defined as an ambitious description of what a neighborhood would like to achieve or accomplish in the future. It is intended to serve as a clear guide for choosing current and future courses of action within a neighborhood. Each small group presented their vision statement and the suggestions were used to develop the following:

*“The Middle Village Neighborhood is a thriving, progressive community noted for affordable housing options, architectural styles and the diversity of its residents. Care has been taken to develop and preserve the historic character of the neighborhood including the park-like nature of its tree-lined streets. The Middle Village Neighborhood includes well-maintained and attractive properties and a vibrant and friendly community. This also includes pedestrian-friendly streets and open space for children to play and neighbors to gather.”*

## ***Assets and Concerns within Middle Village***

Based on the survey results and conversations with residents the chart below was created to summarize the current assets and concerns within Middle Village.

<b>Assets</b>	<b>Concerns</b>
Great location, close to downtown	Suffers from negative perception from people outside the neighborhood
Proximity to services	Criminal activity in certain blocks
Ethnic and economic diversity	Substantial number of rental properties - 70%
Presence of stable institutions like Christ Lutheran and the Winnebago County Historic Society	High rate of foreclosure
Architecture within the Irving & Church/North Main Street Historic Districts & neighborhood	Ageing housing stock that requires a large investment to rehabilitate
Affordable housing options	Substantial number of poorly maintained homes
Provides homeownership opportunities for many income levels	No safe place for children in the neighborhood to play
Many examples of well maintained historic homes	Lack of organized groups of neighbors working on positive activities
High levels of pride and loyalty among the present homeowners	Organized activities primarily focused on crime & safety
Socialization among neighbors in parts of neighborhood	Rental population is disconnected from neighborhood activities
People with leadership skills	Need for greater institutional, business, landlord, and tenant involvement
Active crime watch group	Some streets are in need of reconstruction & modern amenities
Walkability – ranked 82 out of 100 by Walkscore.org	Homeownership rates are declining and long term residents are leaving
Access to cultural activities and events held on Main Street, the Leach Amphitheater and the Riverwalk	Lack of street lighting causes residents to retreat to their homes at night
Newly reconstructed streets with terrace trees	
A neighborhood association that is actively making the neighborhood a better place	

## ***Plan Development***

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In May of 2013, residents began meeting bi-weekly to start drafting elements of their neighborhood plan. Using the concerns and assets found on the previous pages, residents categorized the list into four priority areas: Community Building, Public Infrastructure, Safety and Housing. Next, residents were asked to identify goals the Middle Village residents and property owners, City of Oshkosh, and future partners could work towards over the next three to five years. A total of twenty one goals were developed and are listed below.

### ***Community Building***

1. Build a sense of community and pride.
2. Improve communication within the Middle Village neighborhood and with other neighborhood associations.
3. Partner with neighborhood businesses.
4. Partner with UWO to address neighborhood concerns.

### ***Public Infrastructure***

1. Calm traffic on neighborhood streets.
2. Improve visibility at intersections.
3. Improve pedestrian safety.
4. Provide public green space/park space.
5. Increase streetscaping.
6. Implement green infrastructure, where possible.

### ***Safety***

1. Improve personal safety for residents and visitors.
2. Create safe gathering spaces for the neighborhood.
3. Develop solutions to provide pedestrian access in all seasons and weather conditions.
4. Address safety issues related to domestic pets.
5. Improve lighting in the neighborhood.

### ***Housing***

1. Increase maintenance levels in the neighborhood.
2. Take steps to encourage higher-quality housing.
4. Increase homeownership in the neighborhood.
5. Encourage landlord involvement in the neighborhood.
6. Encourage tenant involvement in the neighborhood.

Once the goals were finalized, objectives – which have measurable elements that mark progress toward its intended goal – were proposed, discussed, and agreed upon by those in attendance.

## Community Building

Currently, there is a disconnect between Middle Village neighborhood residents and existing programs and organizations to assist with neighborhood activities. The community building goals and objectives were developed to strengthen the quality of life and relationships between residents, business owners, and landlords within the neighborhood. Additionally, this section has identified the need to develop strategies for residents to become more connected and engaged in their community. The philosophy is that a person who knows their neighbor on a first name basis is more likely to help their neighbors when needed. Due to the transient nature of the neighborhood it will be important for long term residents to educate new residents on the expectations of the neighborhood in a manner that benefits everyone who resides there.

### Top Recommendations:

- Develop marketing and “welcome packet” materials in conjunction with City of Oshkosh Neighborhood Organizing Program.
- Work with the Community Development Department to develop funding to install informational kiosks at neighborhood green spaces.
- MVNA and Community Development should work together to install neighborhood identification signage by the end of 2014.
- MVNA should explore business sponsorship and fundraising opportunities to continue neighborhood association activities.

### **GOAL 1. BUILD A SENSE OF COMMUNITY AND PRIDE.**

	<b>Implementation Lead(s)</b>
<b>Objective 1:</b> Hold at least two (2) social events and two (2) safety events per year.	MVNA/OPD
<b>Objective 2:</b> Install visual identity symbols through wayfinding and/or signage (e.g. murals, signs, banners, flags, etc.).	MVNA/Community Development
<b>Objective 3:</b> Diversify existing neighborhood association “block walk,” which currently includes communicating/socializing with neighbors, litter pickup and property maintenance observations.	MVNA/OPD
<b>Objective 4:</b> Develop a relationship with the Farmers Market and request an extension from Main Street to Division Street where residents could showcase their neighborhood and products.	MVNA/Farmers Market
<b>Objective 5:</b> Develop a “good neighbor” contest/award.	MVNA/Community Development
<b>Objective 6:</b> Develop fundraising campaign to help fund neighborhood association activities.	MVNA/Community Development

**GOAL 2. IMPROVE COMMUNICATION WITHIN THE MIDDLE VILLAGE NEIGHBORHOOD AND WITH OTHER NEIGHBORHOOD ASSOCIATIONS.**

	<b>Implementation Lead(s)</b>
<b>Objective 1:</b> Develop “welcome packet” for new neighbors.	MVNA
<b>Objective 2:</b> Announce neighborhood news/milestones through various platforms including Facebook, email and newsletters.	MVNA
<b>Objective 3:</b> Recruit intern to perform neighborhood outreach.	MVNA
<b>Objective 4:</b> Create static neighborhood website with two (2) neighborhood contacts.	MVNA/UWO Business Success Center
<b>Objective 5:</b> Install informational kiosks at neighborhood green spaces to keep residents informed of upcoming events.	MVNA/Community Development

**GOAL 3. PARTNER WITH NEIGHBORHOOD BUSINESSES.**

	<b>Implementation Lead(s)</b>
<b>Objective 1:</b> Continue working with Growing Seeds of Change Community Garden to donate produce to neighborhood businesses.	MVNA
<b>Objective 2:</b> Request a Middle Village movie night at Time Cinema.	MVNA
<b>Objective 3:</b> Connect with 3-5 neighborhood businesses per year.	MVNA/N. Main Street BID

**GOAL 4. PARTNER WITH UWO TO ADDRESS NEIGHBORHOOD CONCERNS.**

	<b>Implementation Lead(s)</b>
<b>Objective 1:</b> Develop “welcome packet” for student renters to welcome them to the neighborhood and to inform them about the neighborhood association, garbage/recycling, snowplowing, etc.	MVNA/UWO/Community Development
<b>Objective 2:</b> Request to have neighborhood involved with UWO committees.	MVNA/UWO

## Public Infrastructure

The public infrastructure goals and objectives were developed to reduce the amount of litter and garbage throughout the neighborhood, increase pedestrian safety by reducing traffic speeds, improve visibility at intersections, add additional mid-block lighting, and improve the streetscape within the neighborhood. Improvements to the look and feel of the neighborhood will help create a greater sense of pride for residents and property owners and improve the image of the neighborhood.

### Top Recommendations:

- Work with the City of Oshkosh – Transportation Department and the Traffic Review Advisory Board to address concerns relating to on-street parking and the addition of crosswalks.
- Work with Planning Services Division to develop proposals and plans for the vacant lots located within the neighborhood.
- Further develop the proposal submitted for installing “art benches” and “mini free libraries” to identify suitable locations on private and public property.
- Develop a working relationship with the City of Oshkosh-Sustainability Advisory Board to develop resources and programming that would assist with installation of green infrastructure.

### **GOAL 1. CALM TRAFFIC ON NEIGHBORHOOD STREETS.**

	<b>Implementation Lead(s)</b>
<b>Objective 1:</b> Install traffic calming measures such as, traffic circles, speed tables or speed humps and bump outs where feasible.	MVNA/Public Works

### **GOAL 2. IMPROVE VISIBILITY AT INTERSECTIONS.**

	<b>Implementation Lead(s)</b>
<b>Objective 1:</b> Increase the distance that parking is allowed from the intersection of W. Irving Avenue & Frederick Street.	MVNA/Traffic Advisory Board
<b>Objective 2:</b> Address overgrown landscaping located within the vision triangle at intersections.	MVNA/Community Development

### **GOAL 3. IMPROVE PEDESTRIAN SAFETY.**

	<b>Implementation Lead(s)</b>
<b>Objective 1:</b> Provide highly visible crosswalk markings at all intersections.	Traffic Advisory Board

**GOAL 4. PROVIDE PUBLIC GREEN SPACE/PARK SPACE.**

	<b>Implementation Lead(s)</b>
<b>Objective 1:</b> Develop public pocket park with play area at the corner of Franklin Street & Ida Avenue.	MVNA/Community Development/Parks/RDA
<b>Objective 2:</b> Install community garden at the corner of Central Street & W. Parkway Avenue.	MVNA/Community Development/RDA

**GOAL 5. INCREASE STREETSCAPING.**

	<b>Implementation Lead(s)</b>
<b>Objective 1:</b> Encourage planting of terrace trees.	MVNA/Forestry
<b>Objective 2:</b> Explore undergrounding overhead utilities.	Public Works
<b>Objective 3:</b> Install historically consistent decorative street lighting when new streets go in.	Public Works
<b>Objective 4:</b> Develop plan for a trail of “art benches” and “mini free libraries”	MVNA

**GOAL 6. IMPLEMENT GREEN INFRASTRUCTURE, WHERE POSSIBLE.**

	<b>Implementation Lead(s)</b>
<b>Objective 1:</b> Incentivize the use of rain gardens & rain barrels.	Community Development/SAB/Storm Water Utility
<b>Objective 2:</b> Investigate the feasibility of pervious driveways, pathways and patios.	Community Development/SAB
<b>Objective 3:</b> Install bioswales & berms to help with storm water runoff.	Public Works
<b>Objective 4:</b> Utilize solar energy to supply additional lighting where it makes sense.	Community Development/SAB/Public Works/Transportation



## Safety

The feeling of safety and security has a significant impact on the quality of life of residents and their families in any neighborhood. The Middle Village neighborhood is located between the University of Wisconsin – Oshkosh and North Main Street and has become a pass through for students going back and forth. The consumption of alcohol can be directly linked to a wide spectrum of problems from unruly behavior to minor and major crimes in the neighborhood. To address these safety concerns and others identified by residents, the neighborhood association will need to work closely with various City Departments, business owners, and the University of Wisconsin – Oshkosh.

### Top Recommendations:

- Neighborhood Association should work with the Oshkosh Police Department to re-establish a Neighborhood Watch or Safety Committee within Middle Village.
- A “Project Porch Light” program should be created to address concerns resulting from the elimination of some mid-block lighting throughout the neighborhood.
- Proactively enforce the snow removal policy within the neighborhood and consider increasing the fine for Middle Village property owners who repeatedly require City interventions.
- Develop a city-wide policy that considers criminal activity in an area before eliminating mid-block lighting.

### **GOAL 1. IMPROVE PERSONAL SAFETY FOR RESIDENTS AND VISITORS.**

	<b>Implementation Lead(s)</b>
<b>Objective 1:</b> Re-establish Neighborhood Watch	MVNA/OPD
<b>Objective 2:</b> Continue to work with Oshkosh Police Department to enhance their relationship with the neighborhood.	MVNA/OPD
<b>Objective 3:</b> Work closely with University of Wisconsin – Oshkosh to produce educational materials relating to binge drinking.	MVNA/UWO
<b>Objective 4:</b> Proactively address police calls for service and issues associated with boarding/rooming houses & high rental concentration in the neighborhood.	OPD/Community Development
<b>Objective 5:</b> Conduct a Quality of Life Analysis to better understand the indicators that influence safety in the neighborhood.	Community Development

### **GOAL 2. CREATE SAFE GATHERING SPACES FOR THE NEIGHBORHOOD.**

	<b>Implementation Lead(s)</b>
<b>Objective 1:</b> Work with churches to establish a strong partnership and neighborhood center.	MVNA

**GOAL 3. DEVELOP SOLUTIONS TO PROVIDE PEDESTRIAN ACCESS IN ALL SEASONS AND WEATHER CONDITIONS.**

<b>Implementation Lead(s)</b>	
<b>Objective 1:</b> Create a resource list of neighbors willing to assist others with snow removal, lawn care, or simple maintenance.	MVNA
<b>Objective 2:</b> Work with City of Oshkosh Streets Division to ensure snow removal ordinance is strongly enforced within neighborhood.	Public Works/MVNA
<b>Objective 3:</b> Investigate and develop a policy for the removal of snow accumulation from plowing during the winter.	Public Works

**GOAL 4. ADDRESS SAFETY ISSUES RELATED TO DOMESTIC PETS.**

<b>Implementation Lead(s)</b>	
<b>Objective 1:</b> Educate homeowners/renters on pet waste and leash ordinances in welcome packets.	MVNA/City Clerk/Winnebago County Health

**GOAL 5. IMPROVE LIGHTING IN THE NEIGHBORHOOD.**

<b>Implementation Lead(s)</b>	
<b>Objective 1:</b> Turn on public street lights that have been shut off within the neighborhood.	MVNA/Common Council/City Manager/Transportation
<b>Objective 2:</b> Develop Project Porch Light Program to include funding for 20 additional lighting sources for property owners.	Community Development/MVNA
<b>Objective 3:</b> Install historically consistent decorative street lighting when new streets go in.	Public Works

## Housing

The neighborhood housing stock is currently 29.6% owner occupied and is continuing to trend away from homeownership. Most of the homes in Middle Village are fast approaching or greater than a century old. They have slowly over time, to varying degrees, been altered to suit current residents. Typically due to their size, affordability, and proximity to the university, homes are purchased by investors for student housing. Over time, this has begun to erode the historic character of the neighborhood and has been a cause for concern for the remaining homeowners. The goals and objectives that follow were developed to address these concerns.

### Top Recommendations

- The City of Oshkosh will continue to develop relationships with area businesses and institutions willing to invest in a First-Time Homebuyer Program within priority neighborhoods such as Middle Village.
- When properties go into foreclosure or are put on the market the City of Oshkosh and other partners should tour them to determine if they are suitable for rehabilitation and marketing for future homeowners.
- The City of Oshkosh will work with property owners to take advantage of State and Federal Historic Tax Credits and develop additional programming to incentivize quality rehabilitation of historic homes.
- Engage property owners, residents, and business owners in a block-level program to address maintenance issues.
- The Historic Plaque Program should be used to incentivize property owners who maintain their historic properties. A walking tour can be developed to market the neighborhood and create a sense of pride among residents and owners within the neighborhood.

### **GOAL 1. INCREASE PROPERTY MAINTENANCE LEVELS IN THE NEIGHBORHOOD.**

	<b>Implementation Lead(s)</b>
<b>Objective 1:</b> Encourage Oshkosh Habitat for Humanity, NeighborWorks Badgerland and similar organizations to rehabilitate homes within the neighborhood.	Community Development
<b>Objective 2:</b> Develop minimum maintenance checklist to aid in the development of a neighborhood “friendly reminder” in welcome basket.	Community Development
<b>Objective 3:</b> Utilize proactive code enforcement on properties with ongoing code violations.	Community Development
<b>Objective 4:</b> Compile list of neighborhood handymen willing to assist neighbors in need of lawn care or simple maintenance.	MVNA
<b>Objective 5:</b> Work with FVTC Horticulture Program to identify property owners interested in improving their landscaping.	Community Development/MVNA/FVTC
<b>Objective 6:</b> Develop programming to assist with exterior curb appeal projects.	Community Development

## GOAL 2. TAKE STEPS TO ENCOURAGE HIGHER-QUALITY HOUSING.

	<b>Implementation Lead(s)</b>
<b>Objective 1:</b> Recognize property owners who rehabilitate/keep up their properties.	MVNA/Community Development
<b>Objective 2:</b> Develop programming to aid in the construction of garages and driveways.	Community Development
<b>Objective 3:</b> Develop programming to assist with lead screening and abatement	Community Development
<b>Objective 4:</b> Develop educational materials and supporting programming that encourage energy efficient updates to reduce expenses associated with older homes, making them more attractive to homeowners.	Community Development/SAB
<b>Objective 5:</b> Incentivize homeowners and investment property owners willing to restore the historic integrity of their home that has been lost due to inappropriate alterations.	Community Development
<b>Objective 6:</b> Eliminate permanent “for rent” signage in the neighborhood.	Community Development

## GOAL 3. INCREASE HOMEOWNERSHIP RATE IN THE NEIGHBORHOOD

	<b>Implementation Lead(s)</b>
<b>Objective 1:</b> Encourage Oshkosh Habitat for Humanity, NeighborWorks Badgerland and similar organizations to use vacant lots for their new home.	Community Development
<b>Objective 2:</b> Identify investment owners willing to sell their properties and approach partners willing to rehab and convert them back to owner occupied dwellings.	MVNA/Community Development
<b>Objective 3:</b> Install attractive pedestrian amenities in the neighborhood (decorative benches, free libraries, green space, neighborhood garden, etc.).	Community Development/MVNA
<b>Objective 4:</b> Explore the purchase of foreclosures to rehabilitate and sell to homeowners.	Community Development
<b>Objective 5:</b> Work with local realtors to host a neighborhood tour of homes.	MVNA
<b>Objective 6:</b> Create neighborhood marketing pieces for landlords, realtors and UW-Oshkosh.	MVNA
<b>Objective 7:</b> Identify programming to assist residents wanting to become homeowners that do not qualify for conventional financing.	Community Development

## GOAL 4. ENCOURAGE LANDLORD INVOLVEMENT IN THE NEIGHBORHOOD.

	<b>Implementation Lead(s)</b>
<b>Objective 1:</b> Hold landlord meeting with neighborhood association to find out how to collaborate to improve the neighborhood.	MVNA/Community Development
<b>Objective 2:</b> Develop block-level curb appeal program for rental properties and way to recognize participants.	MVNA/Community Development

<b>Objective 3:</b> Create contact list for neighborhood landlords to help distribute information	MVNA/Community Development
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**GOAL 5. ENCOURAGE TENANT INVOLVEMENT IN THE NEIGHBORHOOD.**

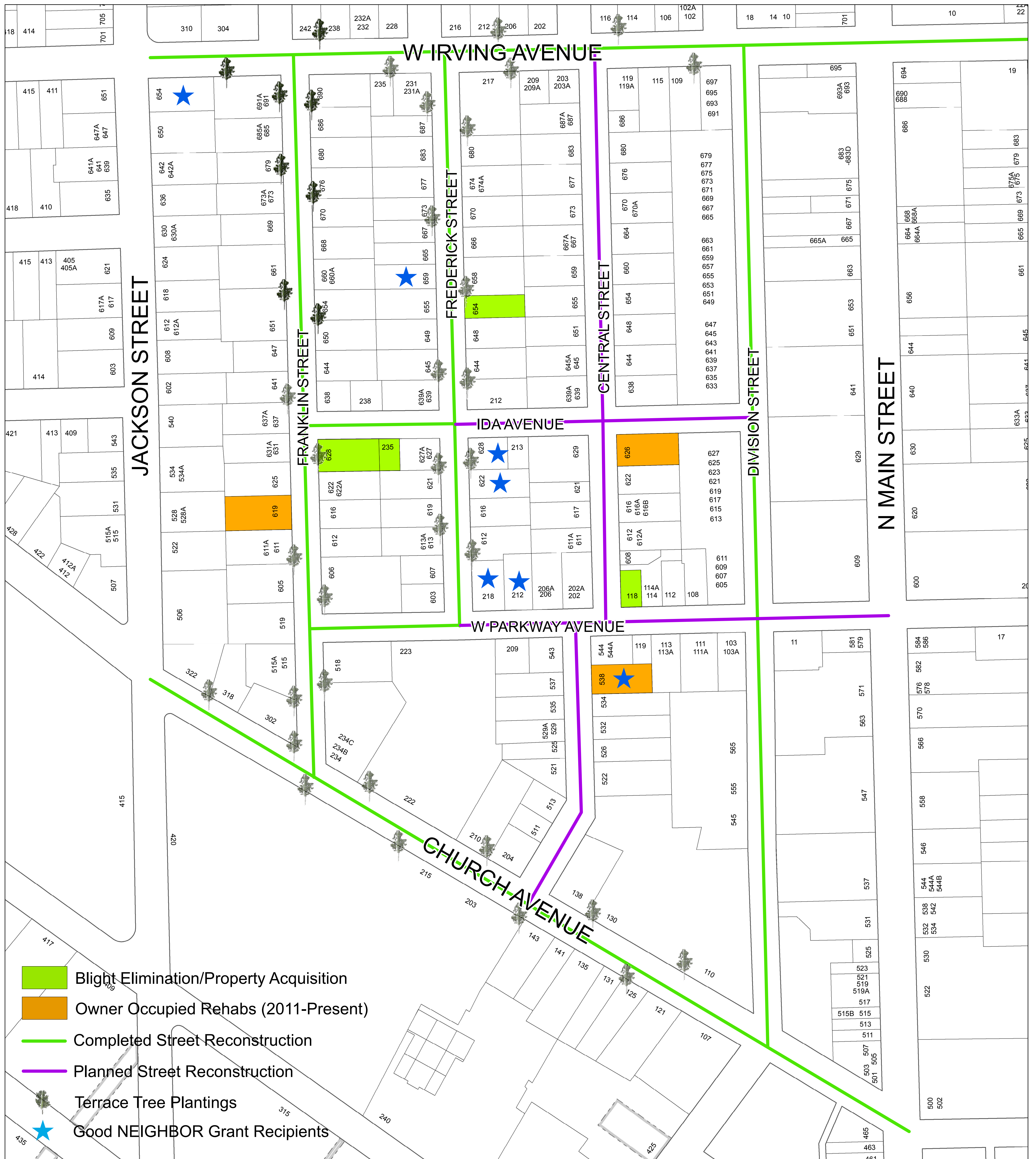
**Implementation Lead(s)**

<b>Objective 1:</b> Hold tenant meeting to identify needs and educate them on their rights and responsibilities.	MVNA/Community Development
<b>Objective 2:</b> Develop materials for “welcome packet” to address tenant rights and responsibilities.	MVNA/Community Development

# Appendix A

Neighborhood Projects

# Middle Village Neighborhood Projects



## Planning Services Division Projects

- Middle Village Property Assessment Cards
- Neighborhood Survey and Analysis
- Terrace Tree Plantings
- Blight Elimination Event - 118 W Parkway
- Neighborhood Planning Meeting
- Neighborhood Cleanup Event with Habitat for Humanity
- Street Reconstruction
- Targeted Mailing for Owner Occupied Rehab Program
- Dumpster Days with NeighborWorks

## Neighborhood Association Projects

- Garbage Day Changed
- BBQ n' Blues Slam
- Neighborhood Breakfast
- Public Safty Meetings
- Monthly Neighborhood Walks
- National Night Out Event
- Neighborhood Survey
- Project Safe Passage for PubCrawlers
- Neighborhood Rummage Sale
- Neighborhood Cleanup Days

## **Middle Village Neighborhood Timeline:**

Oct 2010 - MVNA forms and begin meetings, neighbors organize petition for neighborhood park space, letters and attendance to Parks Board

Fall of 2010 through 2013 - MVNA Monthly Neighborhood Walks with OPD which served as a catalyst for reducing drug and crime activity, as well as observations of property condition issues – this effort continued the de facto Neighborhood Watch

Fall of 2010 through 2013 - Monthly and Quarterly Neighborhood Meetings

May 2011 - MVNA Fundraiser rummage sale at Christ Lutheran

Summer 2011 - MVNA fundraiser bake sale at Farmer's Market

August 2011 - National Night Out Block Party – over 100 in attendance

Fall 2011 - MVNA recommends a resident for a NeighborWorks homeownership consult

November 2011 - MVNA submits boundaries, purpose and bylaws and is formally recognized as a neighborhood in the city

Fall 2012 - Fall Cleanup Dumpster Day, financial sponsor NeighborWorks – see slides

(<http://www.wisconsinoutdoorfun.com/apps/pbcs.dll/gallery?Site=U0&Date=20111105&Category=OSH01&ArtNo=111050806&Ref=PH>)

February 2012 - Everyday Heroes in Action – Dumpster Cleanup of Central Ave Property, Dumpster paid for by NeighborWorks

Summer 2012 - Detailed inventory of neighborhood housing condition and WHEDA Blight Elimination Grant applied for (awarded in the fall 2012)

Summer 2012 - Barbeque n Blues Block Party – over 50 people participating, partially funded by NeighborWorks

Summer 2012 - The Exiters Youth Bicycle Group informally forms

Summer 2012 - Youth Planting Project – seeds and pots

Summer 2012 - Four (4) Mini Grant projects, NeighborWorks administered

Fall 2012 - Habitat for Humanity and MVNA Fall Blitz landscape and small repair resulting in neighbors and residents working together on 4 properties

Fall 2012 - Demolition of 628 Franklin by owner

Fall 2012 - Fall Fest for Kids – apple bobbing and costume gathering

December 2012 - Demolition of 235 Ida, 654 Frederick and 118 W Parkway – City of Oshkosh



2012 – 2013 - Project Safe Passage (during Pub Crawl) twice a year by MVNA

2012 - 2013 - MVNA participates in NeighborWorks Resident Leadership Committee

January 2013 - Survey of neighborhood residents, MVNA and intern in partnership with Planning Services

Spring 2013 - Neighbors organize meetings regarding concentration of sex offenders, meet with representatives, suggest possible redistribution of the burden

Spring 2013 - Visioning Sessions (2) at Christ Lutheran

Summer and Fall 2013 - MV Action Planning Work Group Committee biweekly and monthly meetings to develop Goals and Objectives

Summer 2013 - Christ Lutheran began offering monthly neighborhood meet and greet breakfast

Summer 2013 - Three (3) Mini-Grant projects, NeighborWorks administered

September 2013 - Change of Garbage Collection Day

Fall 2013 - MVNA meets with Dept of Public Works to develop desired street reconstruction

January 1, 2014 - MVNA Celebration and Open House for review of goals and objectives and concept planning for vacant lots on Ida and Parkway

Jan 4, 2014 - MVNA meets with Planning Services to discuss and review implementation leads for part of the draft plan

January 2014 - Submission of suggested planning documentation for final draft of neighborhood plan, provide Planning with numerous photos and documentation regarding background documentation

# Appendix B

Neighborhood Maps



Middle Village  
Neighborhood Association  
Boundary

**Middle Village Neighborhood Boundary**

The City of Oshkosh creates and maintains GIS maps and data for its own use. They may show the approximate relative location of property, boundaries and other feature from a variety of sources. These map(s)/datasets are provided for information purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes. They are provided "AS-IS" without warranties of any kind and the City of Oshkosh assumes no liability for use or misuse.

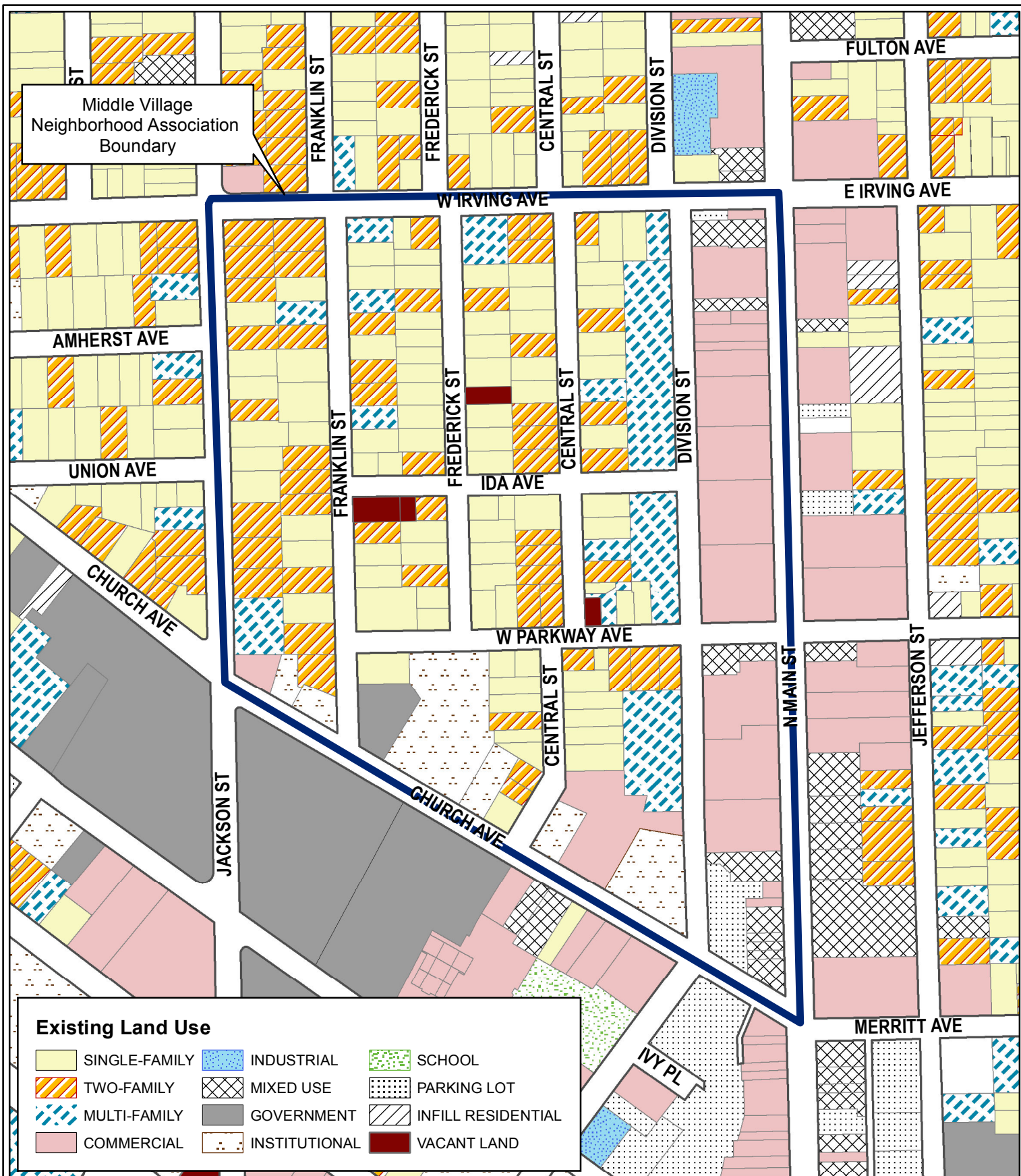


1 in = 0.06 mi  
1 in = 300 ft

Printing Date: 11/8/2013  
Prepared by: City of Oshkosh, WI



**OSHKOSH**  
ON THE WATER



## Middle Village Neighborhood Existing Land Use

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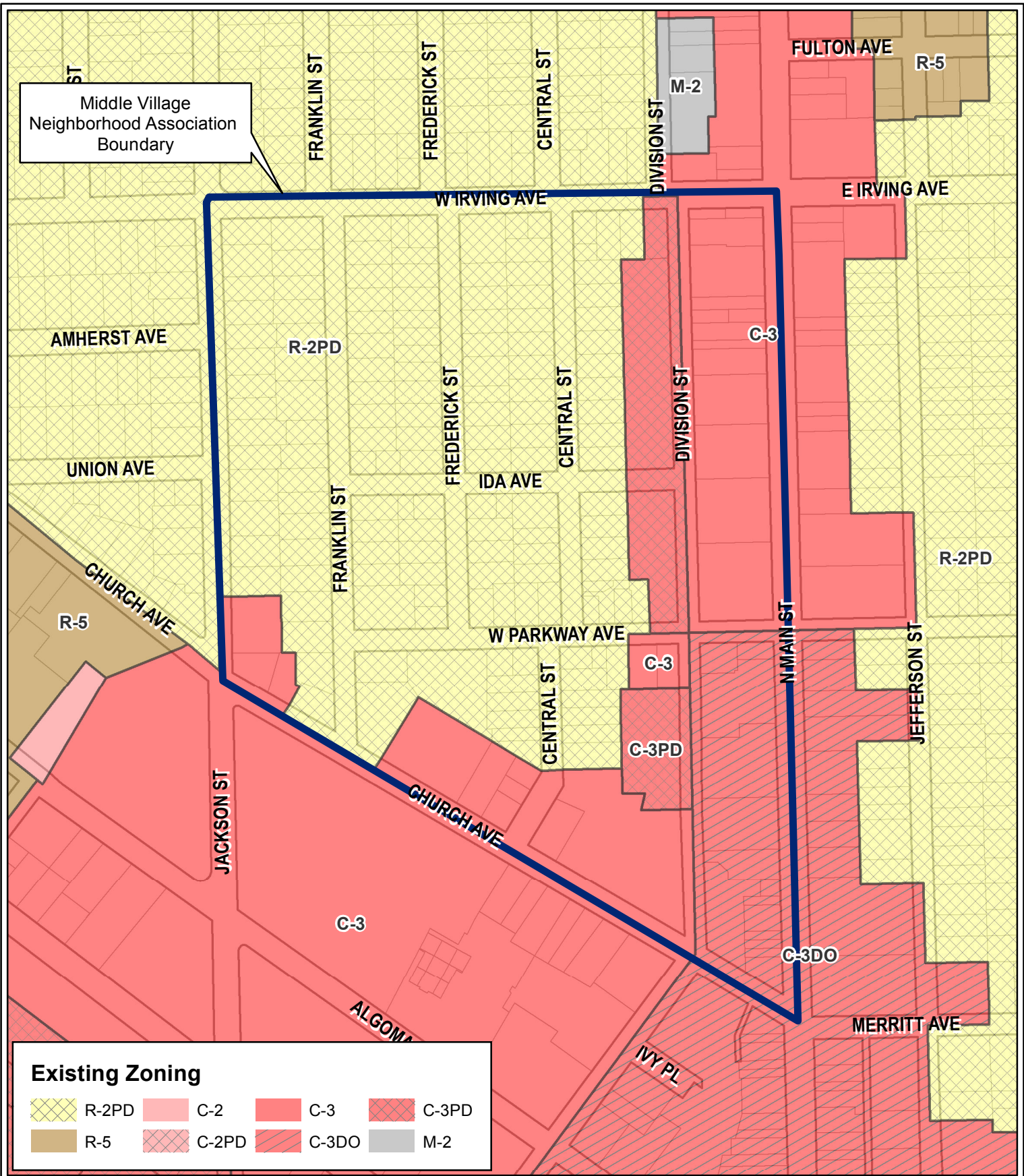
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Prepared by: City of Oshkosh, WI



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ON THE WATER



**Existing Zoning**

	R-2PD		C-2		C-3		C-3PD
	R-5		C-2PD		C-3DO		M-2

**Middle Village Neighborhood Existing Zoning**

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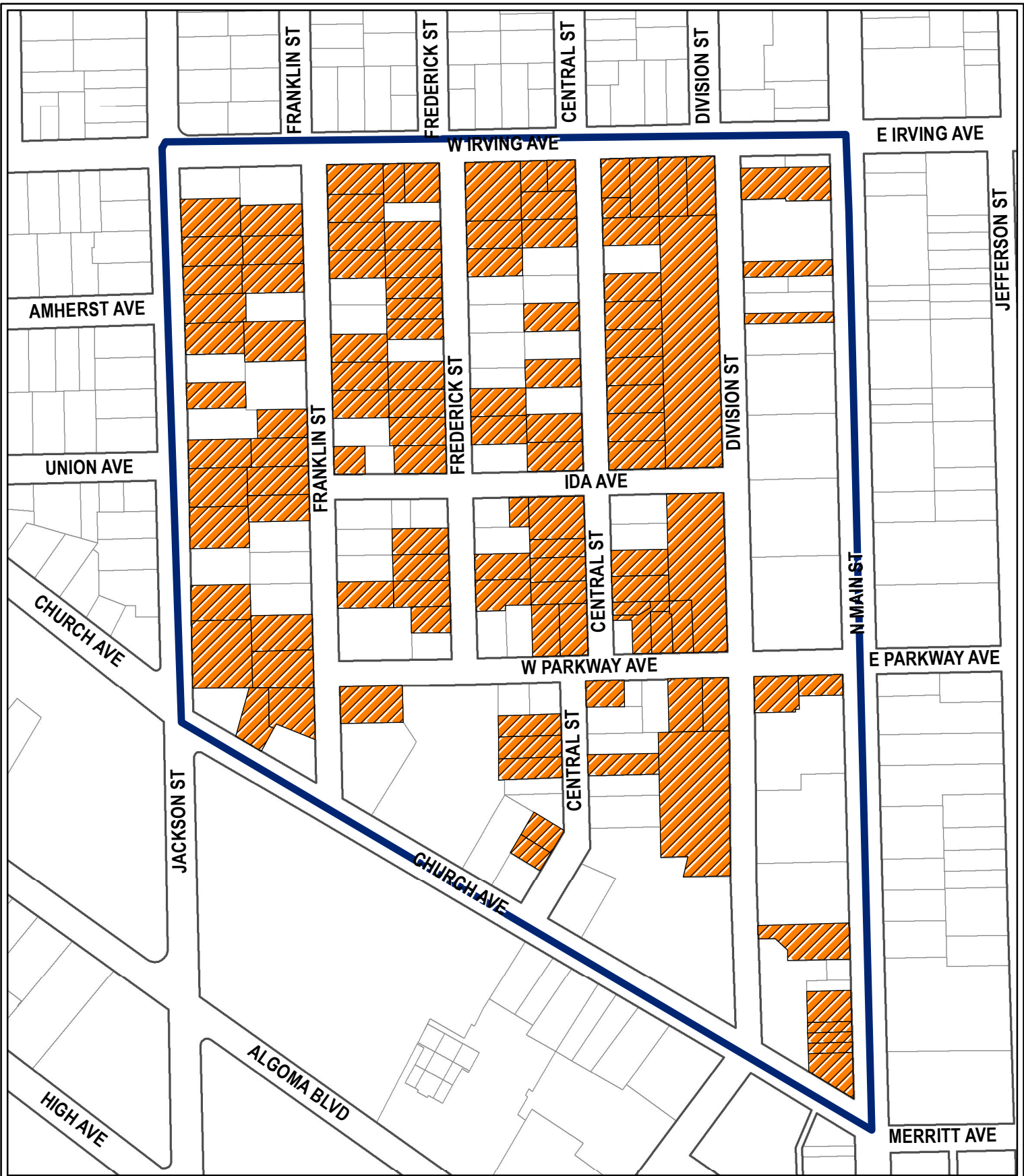
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Printing Date: 11/8/2013

Prepared by: City of Oshkosh, WI





**Middle Village Neighborhood  
Non-Owner Occupied Parcels**

The City of Oshkosh creates and maintains GIS maps and data for its own use. They may show the approximate relative location of property, boundaries and other feature from a variety of sources. These map(s)/datasets are provided for information purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes. They are provided "AS-IS" without warranties of any kind and the City of Oshkosh assumes no liability for use or misuse.



1 in = 0.05 mi  
1 in = 250 ft

Printing Date: 1/3/2014

Prepared by: City of Oshkosh, WI



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ON THE WATER

# Appendix C

Blight Elimination Grant  
&  
Kick Off Event

## Blight Elimination Grant & Kick-off Event

In June of 2012, the City of Oshkosh applied for a grant through the State of Wisconsin Blight Elimination Program. The purpose of the program is to eliminate blighted and vacant homes to spur reinvestment within a neighborhood. As part of the grant application process, staff from the Planning Services Division completed a parcel by parcel inventory to measure existing property conditions within Middle Village. Blight indicators, such as boarded up windows, overgrown landscaping, peeling paint, and others were identified. Staff also quantified resident initiated police calls, issued correction notices, tax delinquency, foreclosures, and occupancy status. Four properties were identified as meeting the requirements of the program and \$60,000 was awarded

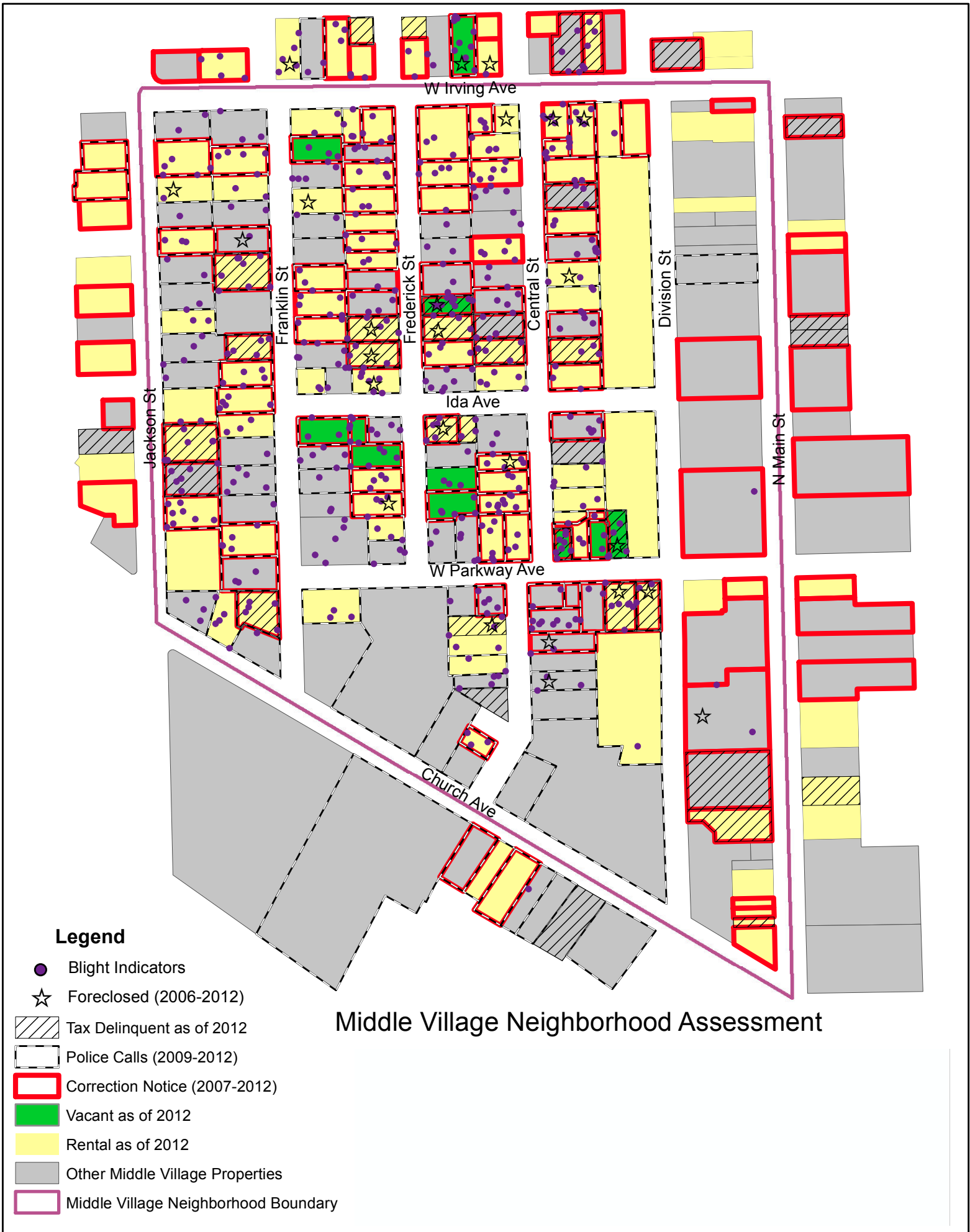


to assist with demolition. Three of the four properties were acquired and slated for demolition. In December of 2012, residents gathered to celebrate the demolition of 118 W. Parkway Avenue which had been vacant for over five years. The neighborhood assessment will be used to measure outcomes of investments made within the neighborhood in the future. The chart below provides an overview of the data collected and various maps showing the existing conditions are found on the pages that follow.

<b>Blight Indicators:</b>	<b>537</b>
<b>Tax Delinquent:</b>	<b>25</b>
<b>Resident Initiated Police Calls (2009-2012)</b>	<b>1,235</b>
<b>Non-Owner Occupied Dwellings</b>	<b>101</b>
<b>Dwelling Units</b>	<b>325</b>
<b>Vacant Properties (as of 2012)</b>	<b>10</b>
<b>Foreclosures</b>	<b>22</b>
<b>Correction Notices (2007-2012)</b>	<b>233</b>

\*Data as of June, 2012





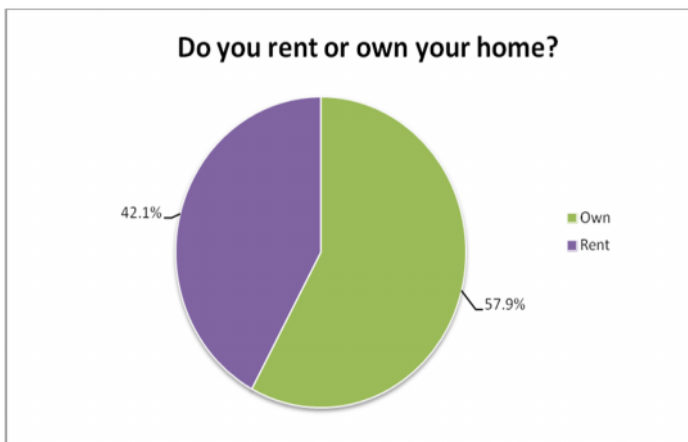
### Middle Village Neighborhood Assessment

# Appendix D

Neighborhood Survey

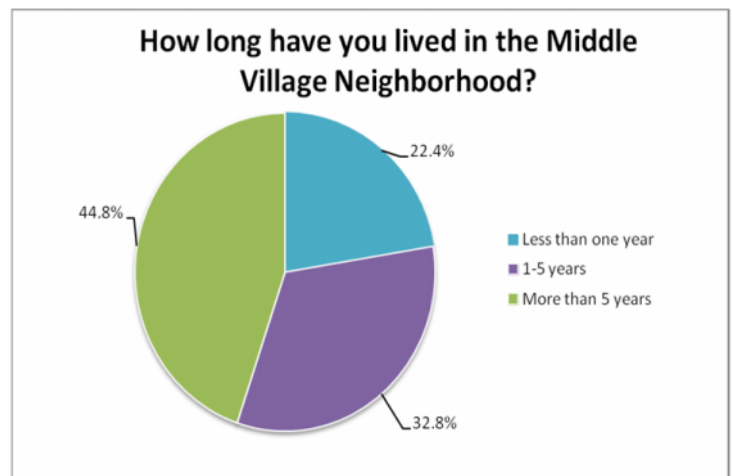
## Neighborhood Survey

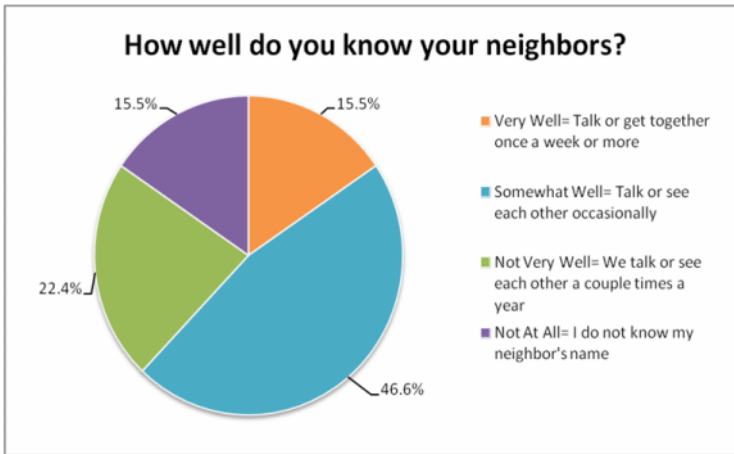
In January of 2013, members of the neighborhood association worked with city staff to survey residents living in Middle Village. The survey asked residents to “Dream Big” and identify assets they valued and concerns they felt should be addressed within the neighborhood. Two sets of post cards were mailed with a link to an online survey and members of the neighborhood association went door to door to collect additional responses. The neighborhood association also sponsored a gift certificate giveaway as an incentive to fill out the survey. Throughout this effort, 58 responses were collected and the following graphs provide an in-depth look at current resident perceptions.



The survey was found to represent opinions of both renters and owners living within the neighborhood. The survey was designed to focus solely on resident opinions. The neighborhood association and staff discussed surveying investors and business owners at a later date because their needs tend to differ from residents living in the neighborhood.

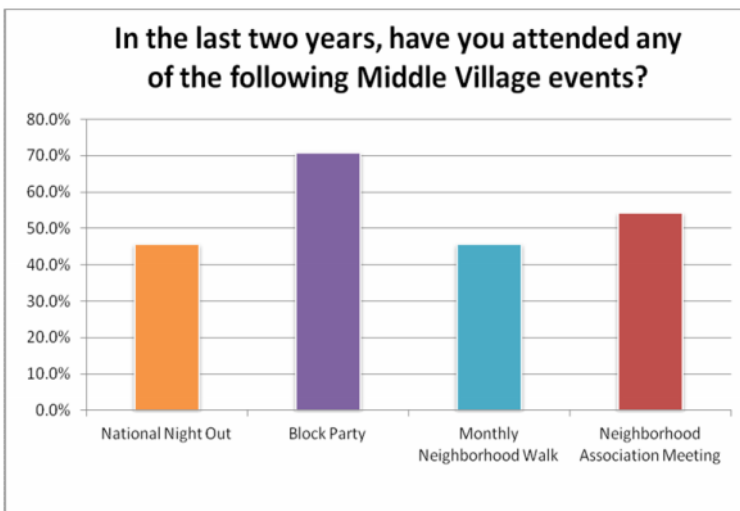
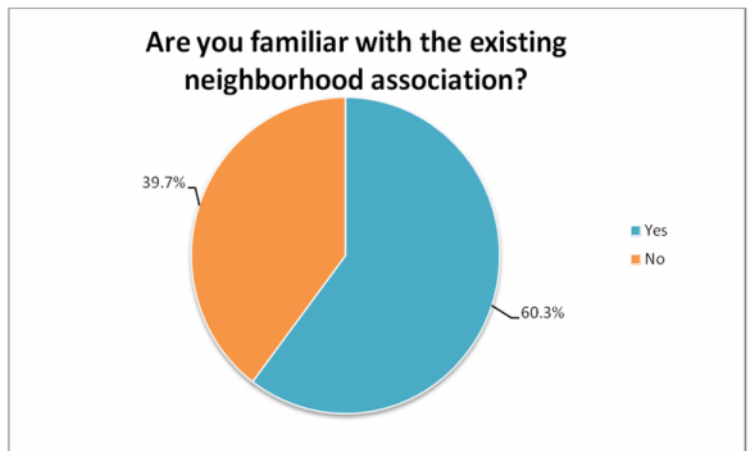
Approximately 45% have lived in the neighborhood for over 5 years. Length of residency is a key quality of life indicator when looking at the health of a neighborhood. If an individual is satisfied with their environment they are more likely to stay in their location. Neighborhoods with high rates of resident turn over tend to suffer from a lack of community and every effort should be taken to promote long term residency within Middle Village.



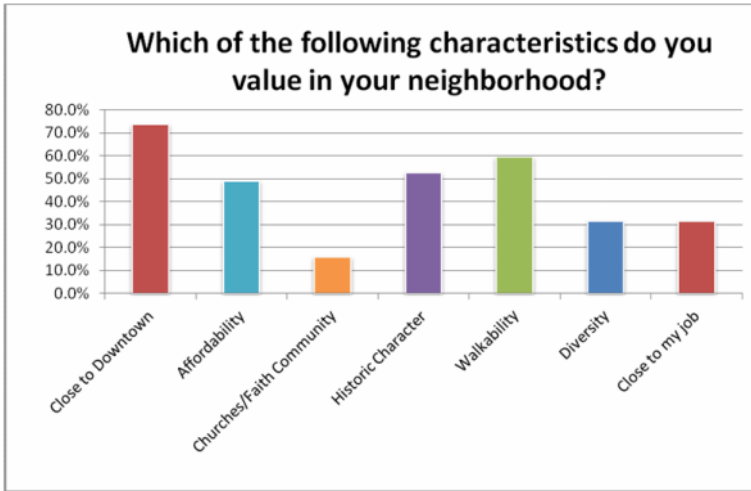


Neighborliness is another important quality of life indicator when looking at the health of a neighborhood. Overall, the respondents indicated knowing each other well or somewhat well. Knowing your neighbors provides a sense of safety in your surroundings. It is also much easier to know when someone or something is out of place.

Of the 58 respondents, 35 were aware of the association and 23 were not. This is a huge opportunity for the association to focus on. Resident engagement will be a critical component in determining the future of Middle Village. Every effort should be taken to fully engage residents and success is likely to follow.

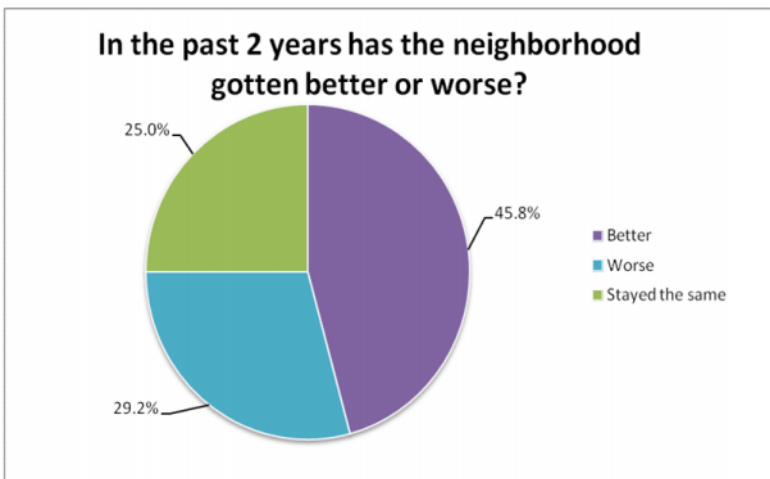
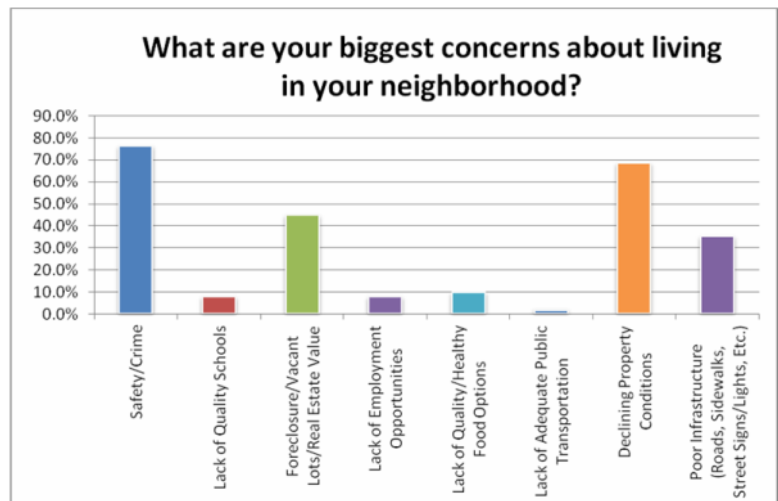


Twenty-three respondents confirmed attending events held by the neighborhood association over the last two years. Social activities have been one of the great successes for the neighborhood association. Continuing to provide opportunities for residents to get to know each other will need to remain a priority.



Proximity to downtown, walkability, and historic character were identified as the three characteristics most valued. These were further reinforced as assets while having conversations with residents throughout the planning process. As a neighborhood, every effort should be taken to market and preserve these assets in the future.

When asked what their biggest concerns were in the neighborhood, safety/crime, declining property conditions, and real estate market conditions were identified. Poor infrastructure also ranked high, however, in 2014 the remaining roads in poor condition are scheduled for reconstruction.



Respondents were mixed when asked if the neighborhood has gotten better or worse over the last two years. It will be important to track this over time to see if efforts in conjunction with the plan improve resident perceptions.

# Appendix E

Neighborhood Crime Data

# Middle Village Neighborhood Resident Initiated Police Calls 2009-2012

