



City of Oshkosh

Stevens Park Neighborhood Plan



Prepared June 2015 – June 2016 by the
Stevens Park Neighborhood Association
and City of Oshkosh- Planning Services Division

STEVENS PARK NEIGHBORHOOD PLAN



**A comprehensive report to enhance quality of life in the Stevens Park
Neighborhood**

Compiled and contributions by:

Stevens Park Neighborhood Planning Team

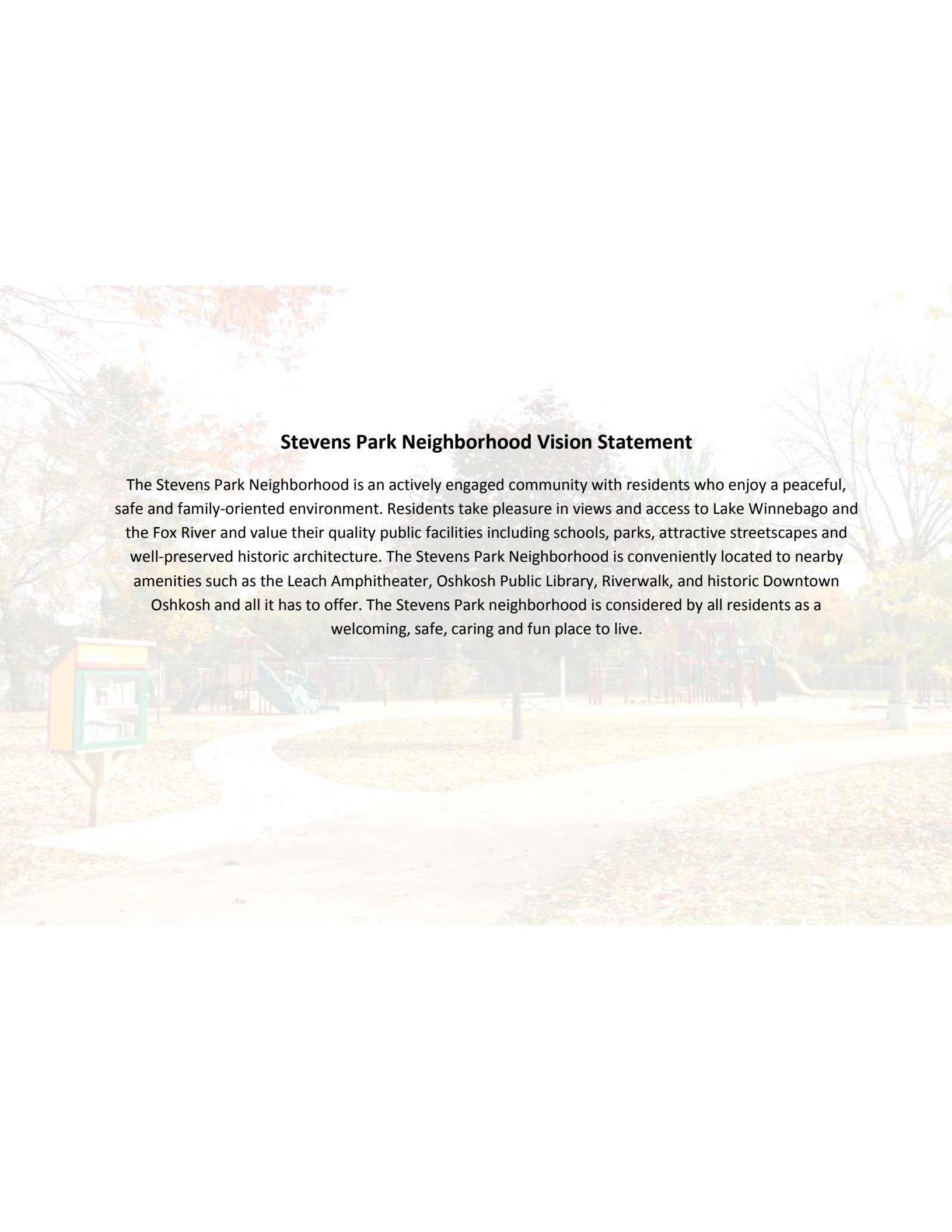
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Stevens Park Neighborhood Vision Statement

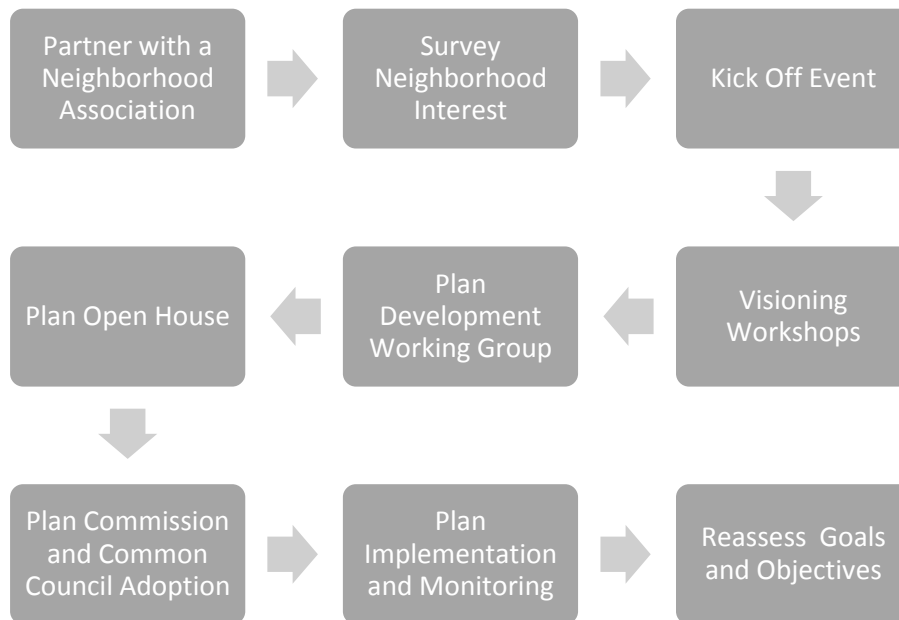
The Stevens Park Neighborhood is an actively engaged community with residents who enjoy a peaceful, safe and family-oriented environment. Residents take pleasure in views and access to Lake Winnebago and the Fox River and value their quality public facilities including schools, parks, attractive streetscapes and well-preserved historic architecture. The Stevens Park Neighborhood is conveniently located to nearby amenities such as the Leach Amphitheater, Oshkosh Public Library, Riverwalk, and historic Downtown Oshkosh and all it has to offer. The Stevens Park neighborhood is considered by all residents as a welcoming, safe, caring and fun place to live.

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Neighborhood Planning Process

The neighborhood planning process is a component of the City's Neighborhood Initiative. The process was developed to identify what residents value most within their neighborhood and to outline a clear vision to guide future activities within the area. 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 the community. A neighborhood plan must strive to both eliminate elements that erode character and enhance assets that improve quality of life for current and future residents. Architectural significance, pedestrian amenities, diversity of housing choices, affordability, and proximity to services are several examples of assets Oshkosh neighborhoods possess. Preservation, stabilization, 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

The Stevens Park Neighborhood Plan focuses on the area bounded by Washington Avenue (both sides) on the north, Bowen Street (east side) on the west, the Fox River on the south and Lake Winnebago on the east. Over the last five years the neighborhood has begun to see signs of transition as long term residents move out and new homeowners move in. Recent efforts by residents, the Stevens Park Neighborhood Association, City of Oshkosh and partner organizations have centered on enhancing existing assets to provide stability and ensure the Stevens Park neighborhood continues to be one of choice in Oshkosh.

Since 2010, the Stevens Park Neighborhood Association (SPNA) has served the neighborhood in varying capacities, from social and cleanup events to formal planning activities in partnership with the City of Oshkosh and NeighborWorks Badgerland. In 2011, the City of Oshkosh approved the SPNA as a recognized neighborhood association. In 2015, the Stevens Park Planning Team was formed as a coalition of residents to support neighborhood stabilization.

This plan is prepared for the SPNA with the intent to support their efforts, to maintain the existing neighborhood character and ensure Stevens Park continues to be a neighborhood of choice. Created during a year-long resident-led planning effort, the plan may be used by the SPNA, City of Oshkosh, and partner organizations to ensure neighborhood improvements and activities are implemented to achieve the outcomes identified by residents who reside there.

The plan first offers a brief history, followed by a snapshot of the neighborhood's current demographic profile and a list of assets and opportunities identified throughout the planning process. The plan then outlines eight priority areas: Community Building, Housing, Land Use, Transportation, Economic Development, Utilities, Natural and Cultural Resources and Intergovernmental Cooperation. Individual sections explore each focus area, assess current conditions, and provide goals, objectives and specific action items to help achieve the intended goal.

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 SPNA leadership, residents and city staff. Preliminary recommendations were shared at a public participation event on July 13, 2016 at Washington Elementary School and the resulting conversations and comments were used to shape final recommendations for the plan.

Once the neighborhood plan is approved, an implementation plan will be drafted by the neighborhood association to ensure progress is made towards achieving the stated goals. 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 efforts.

Introduction

In 2011, a core group of residents located in the area bounded by Washington Avenue (both sides) on the north, Bowen Street (east side) on the west, the Fox River on the south and Lake Winnebago on the east, formed around the desire to enhance their neighborhood. The first general membership meeting of the neighborhood association was held in May, 2011. Those in attendance agreed upon the neighborhood boundaries, name, purpose, and organizational bylaws.

Since 2011, the neighborhood association has coordinated monthly general membership meetings between March and October which are noticed to all residents living within the neighborhood via email, flyer, or social media. Annually the neighborhood association organizes major social events that include participation in Neighborhood Night Out (pictured on the right), a city-wide block party event organized by neighborhood groups. One of the most widely attended events hosted by the Stevens Park Neighborhood Association is their annual rummage sale, with over 100 homes participating. The neighborhood association also began hosting cleanup events in partnership with the University of Wisconsin-Oshkosh's bi-annual Hands on Oshkosh event.



In 2012, the Stevens Park Neighborhood Association began working with the City of Oshkosh to develop plans to revitalize the neighborhood park – Stevens Park – which is located on Frankfort Street between Bay Shore Drive and Harney Avenue. Since that time, the neighborhood association has advocated for new playground equipment, basketball courts, tennis courts,



baseball field, community garden, and little free library. In 2015, a new shelter and restroom facility was added to fully implement park improvements. The Stevens Park Neighborhood Association has also partnered with the City of Oshkosh and NeighborWorks Badgerland to enhance a small triangle of land located between Bowen Street, Mill Street and Waugoo Avenue (pictured on the left) in an effort to beautify the gateway into their neighborhood.

In June of 2015, the Stevens Park Neighborhood Association became the third neighborhood to begin working with City staff to develop a neighborhood plan. Over the course of a year, residents identified goals and objectives that would address current and future priorities of the neighborhood.

The purpose of a neighborhood plan is to develop strategies that address priorities, and lay the foundation for future collaborative efforts to implement the identified actions.

More specifically, neighborhood plans are intended to:

- Educate local agencies, 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 its neighborhoods.

During the planning process, residents recognized many locational advantages of the neighborhood, such as the proximity and access to Lake Winnebago, two neighborhood elementary schools within the boundaries and multiple parks with trails and recreational amenities. Residents also recognized the need to preserve and enhance these assets to protect the equity in their property and the desirability of the neighborhood. Continued efforts by the Stevens Park Neighborhood Association will focus on resident connections and identified neighborhood assets to reinforce a positive image and ensure the Stevens Park neighborhood continues to be one of choice in Oshkosh.

Neighborhood History

The Steven's Park Neighborhood Association was officially recognized by the city on October 27th 2011. The neighborhood name was chosen in honor of Ephraim E. Stevens after the city's former mayor. Stevens served as an alderman for the 4th Ward for two years and was elected the city's mayor in 1889. The area bound by Washington Avenue to the north, Bowen Street to the west and Lake Winnebago to the south and east was originally part of the 2nd Ward political district.



Map of the Second Ward 1858

The Second Ward School, was located at the north-west corner of Otter Avenue and Mill Street. The building was designed by William Waters and constructed by E. E. Stevens in 1884. In 1898 another addition was made and the school became known as Washington School. It originally had a large tower, which was removed in 1952. The building is no longer standing.



Print on cardstock of the Second Ward School 1884-1889 Courtesy of the Oshkosh Public Museum P2007.1.43

Prominent neighborhood resident Abraham Briggs Bowen was born on Sept. 20, 1812, eventually becoming known for his work as a land speculator and lumberman. Abraham built the Italianate mansion known as "River Place" on the banks of the Fox River where it enters Lake Winnebago in 1855. Abraham died on June 5, 1882 and his wife died on Nov. 29, 1888. Both are buried in the city of Oshkosh, Winnebago County at Riverside Cemetery, block 10. The house is still standing at 1010 Bay Shore Drive and is used as apartments. The house is on both the state and National Registers of Historic Places. Bowen Street serves as the western border of the neighborhood and is named after Abraham Bowen. A historic map from 1858 indicates that he owned an orchard at the northwest corner of Frankfort Street and Bay Shore Drive.



Outdoor image of "River Place" or the Bowen House 1864-1867 Courtesy of the Oshkosh Public Museum P2006.1.1

Breweries and taverns were a common sight in the late 19th century. The Steven's Park Neighborhood was home to six breweries. Some breweries opening their doors as early as 1849.



Rahr's Brewery Sign

Historic Neighborhood Breweries

The Lake Brewery, 1849-1869

Near the SE corner of Ceape and Lake

Schussler's Oshkosh Brewery, 1849-1852

Southside Bay Shore between Frankfort and Bowen

Loescher's 1st Oshkosh Brewery, 1852-1880

Southside of Bay Shore between Eveline and Frankfort

Loescher's 2nd Oshkosh Brewery, 1880-1888

NE corner Frankfort and Bay Shore

The Gottlieb Ecke Brewery, 1869-1875

The Gambrinus Brewery, 1875-1894

1200 block of Harney Ave.

Rahr Brewing Company, 1865-1956

North side of Rahr Ave. near the shore of Lake Winnebago



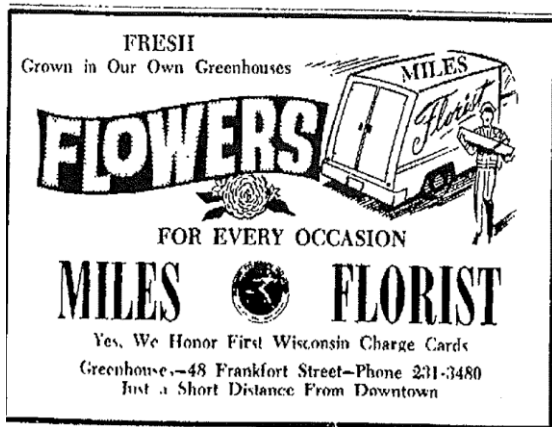
Gambrinus Brewery employees 1893

Historically, taverns have served as a place to socialize with your neighbors in the Steven's Park Neighborhood. Located within a residential area on the first floor of a house is a common place for a tavern to be found. Steven's Park is home to five neighborhood bars. Jerry's Bar, one of the oldest bars in Oshkosh opening in 1883, is still operating today. Other popular taverns include Mick and Sue's (1887), Woodchucks Bar and Grill (1889), Tony's Deluxe (1889) and Jansen's Bar (1887).



Illustration of Jansen's Bar

The Miles Co. Inc. was Oshkosh's longest running florist firm located on nearly 5 acres of land at 48 Frankfort Street. The company operated for 99 years beginning in 1867 and closed their doors in 1968.



Oshkosh Daily Northwestern Advertisement 1966

In summer of 1968 the City of Oshkosh purchased 4.46 acres of land at 48 Frankfort Street for the price of \$65,000 from the owner of Miles Co. Inc. In 1974 Common Council named the new park Ephraim E. Stevens Park after the city's former mayor.

Sharing two of its boundaries with the Fox River and Lake Winnebago, life in the Steven's Park Neighborhood is greatly impacted by the proximity to the waterfront. Fishing and boating is a popular past time for many of the residents. The Otter Street Fishing Club has been serving the needs of the fishing community since 1961. Still operating today, the Otter Street Fishing Club hosts a number of fishing events annually. Activity does not halt during the winter months when Lake Winnebago freezes over, local fisherman take advantage of the lake year round through ice fishing.



Otter Street Fishing Club logo

A walk down Washington Avenue will bring any visitor back in time as this street is part of the Washington Avenue Historic District. Noted for its variety of architectural styles, traveling on Washington Avenue eastbound will ultimately lead you to the restored (2008) building designed by prominent architect Williams Waters. Originally built in 1903 as the Oshkosh Yacht Club. The Georgian Revival building was used as the clubhouse for the American Legion Post 70 for 60 years. Its new name, The Waters, serves as the Oshkosh Yacht Club and a meeting place for the American Legion in addition to a special events venue.



The Waters logo

Since the purchase of Steven's Park in 1968 the park is still used today. Recently renovated through collaborative efforts between the Steven's Park Neighborhood Association and the City of Oshkosh. A new bathroom shelter has been constructed as well as community garden space.

Existing Demographic Profile

Demographic data obtained from ESRI Community Analyst is included below to better understand how the population living in the Stevens Park neighborhood compares to Oshkosh as a whole.

| | Stevens Park Neighborhood | City of Oshkosh |
|--|---------------------------|-----------------|
| PEOPLE | | |
| Population | 2,125 | 66,327 |
| Male | 1,033 | 33,875 |
| Female | 1,052 | 32,449 |
| Households | 871 | 26,642 |
| Average Household Size | 2.44 | 2.23 |
| Families | 548 | 14,118 |
| Average Family Size | 2.97 | 2.88 |
| Median Age | 34.9 | 34.7 |
| Per Capita Income | \$24,950 | \$23,314 |
| Median Income | \$55,044 | \$44,218 |
| HOUSING | | |
| Housing Units | 950 | 28,771 |
| Owner Occupied Housing Units | 60.7% | 51.1% |
| Renter Occupied Housing Units | 30.9% | 41.5% |
| Vacant Housing Units | 8.3% | 7.4% |
| Median Home Value | \$104,849 | \$129,360 |
| RACE | | |
| White | 91.2% | 89.1% |
| African American | 2.1% | 3.2% |
| American Indian | 0.2% | 0.8% |
| Asian | 4.6% | 3.9% |
| Pacific Islander | 0.0% | 0.1% |
| Other* | 1.9% | 2.9% |
| EDUCATIONAL ATTAINMENT | | |
| Total Population 25+ | 1,395 | 42,839 |
| Less than 9 th Grade | 4.1% | 2.8% |
| 9 th – 12 th Grade, No Diploma | 4.2% | 7.9% |
| High School Graduate | 23.6% | 29.7% |
| GED/Alternative Credential | 7.7% | 5.6% |
| Some College, No Degree | 25.2% | 21.2% |
| Associate Degree | 9.5% | 7.7% |
| Bachelor's Degree | 16.3% | 17.0% |
| Graduate/Professional Degree | 9.5% | 8.1% |
| EMPLOYMENT | | |
| Total Population 16+ | 1,185 | 33,076 |
| Agriculture/Mining | 0.0% | 0.7% |
| Construction | 0.5% | 2.3% |
| Manufacturing | 22.4% | 21.1% |
| Wholesale Trade | 1.9% | 2.4% |
| Retail Trade | 13.2% | 14.8% |
| Transportation/Utilities | 7.3% | 3.4% |
| Information | 1.4% | 1.4% |
| Finance/Insurance/Real Estate | 2.2% | 4.3% |
| Services | 46.7% | 45.7% |
| Public Administration | 4.3% | 3.9% |
| Population 25+ Unemployed | 4.0% | 4.5% |

Source: U.S. Census Bureau, Census 2010 Summary File 1. ESRI forecasts for 2015 and 2020.

Current Assets and Opportunities within the Stevens Park Neighborhood

During the summer of 2015, the Stevens Park Neighborhood Planning Team distributed surveys to homes in the neighborhood. Within the survey, residents were asked to rank neighborhood assets and opportunities to help understand resident priorities in the neighborhood.

| Assets | Opportunities |
|----------------------------------|--|
| Proximity to Lake Winnebago | Property maintenance |
| Proximity to Downtown Oshkosh | Speeding |
| Proximity to park amenities | Street/Sidewalk conditions |
| Walkability | Neighborhood safety (drug activity, petty crime, etc.) |
| Neighbors | Driveway/yard clutter |
| Proximity to school | Above ground utilities |
| Mature trees | Lack of property investment |
| View of lake or river | Litter/trash |
| Neighborhood association | Animal waste |
| Nearby events | Lack of lighting |
| Stability of the neighborhood | Noise |
| Desirability of the neighborhood | Stray animals |
| Lawn maintenance | Unleashed animals |
| Home maintenance | Rodents problems |
| Quality of housing | Neighborhood schools |
| Close to jobs | Flooding |
| | Public space (parks and gardens) |
| | Vacant Homes/Lots |

Plan Development

Residents met monthly over the summer to begin drafting elements of their neighborhood plan. Using the neighborhood-wide survey results as a basis for making plan recommendations, the Neighborhood Planning Team identified eight priority areas: Community Building, Housing, Land Use, Transportation, Economic Development, Utilities, Natural and Cultural Resources and Intergovernmental Cooperation. Next, residents were asked to identify goals for each priority area that the Stevens Park Neighborhood Association, City of Oshkosh, and future partners could work towards over the next three to five years. The eight goals that were developed are listed below.

COMMUNITY BUILDING

Develop community investment partnerships to promote resident engagement and neighborhood growth to create a friendly and inclusive environment for all neighborhood residents.

HOUSING

Promote continual reinvestment in neighborhood housing to enhance the stability and desirability of the neighborhood.

LAND USE

Encourage an appropriate and compatible mix of residential, commercial and institutional uses.

TRANSPORTATION

Encourage a safe, maintained, and efficient multi-modal transportation network for all users.

ECONOMIC DEVELOPMENT

Protect and enhance neighborhood property values while supporting neighborhood businesses.

UTILITIES AND COMMUNITY FACILITIES

Ensure access to community facilities by enhancing public infrastructure for current and future neighborhood residents

NATURAL AND CULTURAL RESOURCES

Preserve and protect cultural and natural resources, including scenic vistas, streetscapes, and the architectural integrity of housing to promote Stevens Park as a neighborhood of choice.

INTERGOVERNMENTAL COOPERATION

Encourage a responsive and accountable partnership between residents, the City of Oshkosh, its service providers, and other entities.

Once the goals were finalized, objectives and action items were proposed, discussed, and agreed upon by those in attendance. The following pages provide a detailed overview.

Community Building

Social connections are an important component of quality of life. Knowing your neighbor provides a sense of safety in your surroundings and makes it easier to determine when someone or something is out of place. According to the neighborhood survey, 84% of respondents indicated knowing their neighbor very well or somewhat well. Based on individual comments received in the survey, there was a desire to preserve social connections as current residents move out and new ones move in. The work of the association to date has helped to strengthen resident connections within the neighborhood. Below are the strategies identified to help further community building activities within the Stevens Park neighborhood moving forward.

GOAL #1
Develop community investment partnerships to promote resident engagement and neighborhood growth to create a friendly and inclusive environment for all neighborhood residents.

OBJECTIVE 1A: STRENGTHEN AND EXPAND SOCIAL CONNECTIONS WITHIN THE NEIGHBORHOOD AND BROADER COMMUNITY

| |
|---|
| Action 1: Establish a social committee. |
| Action 2: Annually identify and sponsor a minimum of two (2) social events that appeal to residents of all ages. |
| Action 3: Annually obtain a list of neighborhood landlords to establish a working relationship through regular invitations to neighborhood meetings/events and ensure delivery of newsletters. |
| Action 4: Actively seek opportunities to partner with other neighborhoods, businesses, and community groups on special projects and events. |

OBJECTIVE 1B: ENHANCE NEIGHBORHOOD COMMUNICATION MECHANISMS

| |
|--|
| Action 1: Establish a communications committee. |
| Action 2: Create a packet for new neighbors with neighborhood association informational brochure/fact sheet to welcome all new residents. |
| Action 3: Partner with local businesses to provide coupons/discounts for goods and services for new residents. |
| Action 4: Expand existing newsletter to include additional content on safety, code compliance, and available neighborhood real estate. |
| Action 5: Explore the creation of a Stevens Park Neighborhood website. |
| Action 6: Explore options for communicating through social media outlets (Facebook, Twitter, Nextdoor.com). |

OBJECTIVE 1C: DEVELOP THE LEADERSHIP SKILLS OF NEIGHBORHOOD ASSOCIATION MEMBERS

Action 1: Encourage resident participation in leadership development training opportunities

Action 2: Create a succession plan to recruit new leaders.

Action 3: Nominate emerging leaders to serve on city-wide neighborhood alliance and association committees.

OBJECTIVE 1D: PROMOTE NEIGHBORHOOD SAFETY

Action 1: Establish a safety committee to address resident concerns

Action 2: Provide safety education and implement interventions to promote a safe neighborhood.

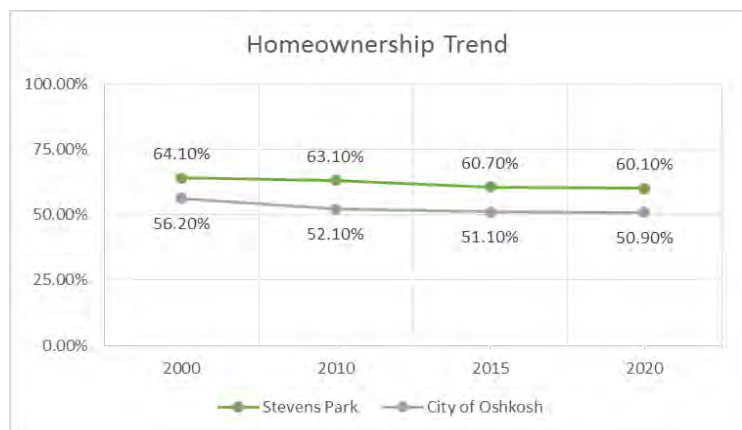
Action 3: Strengthen and expand relationships with OPD and district officers.

Housing

Homes in the Stevens Park neighborhood began developing in the mid-nineteenth century and reflect a diverse range of style, character and size. Many of the homes within the neighborhood are built with quality materials. Many homes are well maintained with landscaped yards which are tended to with pride by existing homeowners. Based on the age of the existing housing stock many of the homes require continual maintenance and some homes have fallen into disrepair, requiring substantial investment to bring them back to life. Throughout the planning process residents agreed upon the importance of well-maintained housing and the influence it has on desirability of the neighborhood. Residents felt it was important to maintain a high standard of maintenance and within the neighborhood to protect equity for existing and future homeowners.

Based on data obtained from ESRI Community Analyst the neighborhood housing stock is 60.7% owner occupied. It is important to note that not all homes that are considered to be non-owner occupied are actually rental properties. Properties considered to be non-owner occupied also represent homes that are currently vacant, listed on the market for sale, or are not the owner's primary residence (i.e. vacation or secondary home).

The graph on the right compares owner occupied parcels within the Stevens Park neighborhood to the City of Oshkosh as a whole. The City of Oshkosh overall has experienced a 5.1% decline in homeownership over the last fifteen years compared to the Stevens Park neighborhood which has experienced a 4% decline. Ownership projections indicate the Stevens Park neighborhood housing will be approximately 60.10% owner occupied by 2020.



Source: U.S. Census Bureau, Census 2010 Summary File 1. ESRI forecasts for 2015 and 2020.

Below are the housing priorities identified by residents during the neighborhood planning process.

GOAL #2
Promote continual reinvestment in neighborhood housing to enhance the stability and desirability of the neighborhood

OBJECTIVE 2A: ENCOURAGE HIGH STANDARDS OF PROPERTY MAINTENANCE AND REINVESTMENT WITHIN THE STEVENS PARK NEIGHBORHOOD

Action 1: Host workshops to educate property owners on proper maintenance techniques.

Action 2: Develop recognition programs to showcase property owners/tenants whom improve their property.

Action 3: Promote housing revitalization programs and incentives to upgrade and improve housing conditions throughout the neighborhood.

Action 4: Partner with City staff to educate property owners on municipal codes and enforcement methods to address problem properties.

Action 5: Advocate for community partnerships to revitalize neighborhood homes within the neighborhood.

OBJECTIVE 2B. ENCOURAGE HOME OWNERSHIP IN THE NEIGHBORHOOD.

Action 1: Provide marketing materials to realtors to promote the Stevens Park neighborhood as one of choice.

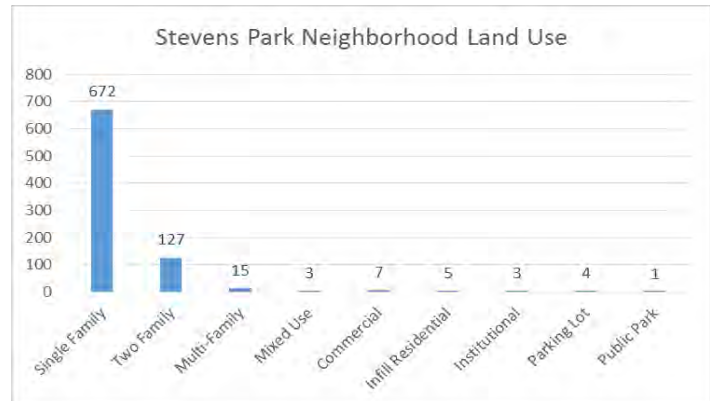
Action 2: Sponsor open houses and neighborhood tours to support home sales.

Action 3: Encourage neighbors to refer homes on the market to friends and family (utilize Facebook & email).

Action 4: Promote available home buyer incentives to prospective home buyers to increase the home ownership rate in the neighborhood.

Land Use

The Stevens Park neighborhood is roughly 219 acres and is made up of 837 parcels. The neighborhood has a mixture of land uses but is predominately zoned Two-Family Residential (R-2) but there are pockets of commercial uses throughout the neighborhood. The chart on the right shows the current distribution of land use within the Stevens Park neighborhood.



Source: City of Oshkosh, Parcel Records, 2016.

The City's Comprehensive Plan Future Land Use map does recommend any changes to the existing land use pattern in the neighborhood. Due to the mixed use nature of areas of the neighborhood, it will be important that future commercial investment does not negatively impact adjacent residential uses. Below are the current priorities related to land use in the Stevens Park neighborhood.

GOAL #3
Encourage an appropriate and compatible mix of residential, commercial and institutional uses.

OBJECTIVE 3A: PRESERVE THE RESIDENTIAL CHARACTER WITHIN THE STEVENS PARK NEIGHBORHOOD.

Action 1: Work with City staff and local non-profits to ensure high quality design for all redevelopment/development projects.

OBJECTIVE 3B: DEVELOP EQUITY THROUGH ASSET BUILDING

Action 1: Establish a neighborhood beautification committee

Action 2: Continue to identify, advocate, and sponsor special projects and events that enhance and beautify the neighborhood's public spaces

Action 3: Organize regular neighborhood walks/cleanup events.

Action 4: Sponsor targeted block-level beautification projects.

OBJECTIVE 3C: ANNUALLY IDENTIFY AND PRIORITIZE ABANDONED AND/OR NEGLECTED PROPERTIES REQUIRING THE MOST IMMEDIATE ATTENTION.

Action 1: Arrange quarterly walks with the City officials to identify and prioritize properties in need of attention.

Transportation

Throughout the planning process there were many conversations surrounding the quality of existing streets and sidewalks within the Stevens Park neighborhood. Survey respondents reported that quality streets and sidewalks were an important opportunity to address moving forward. The City of Oshkosh Capital Improvement Program identifies multiple streets within the Stevens Park neighborhood proposed for reconstruction over the next five years. Many of the concerns will be addressed by these reconstruction projects, however it will be important that residents are engaged as improvements move forward. Opportunities to incorporate traffic calming measures would address concerns raised with speeding in the neighborhood.

The City of Oshkosh Pedestrian and Bicycle Circulation Plan was approved in 2011 and recommends strategies for improving bicycle and pedestrian transportation throughout the Oshkosh area. Stevens Park residents indicated a strong desire for a safe, efficient and diverse transportation network within the neighborhood to support the active residents that live there. The Pedestrian and Bicycle Circulation Plan recommends Bowen Street and Washington Avenue incorporate bike lanes in the neighborhood. Additional bicycle infrastructure is proposed on Bay Shore Drive, Frankfort Street, Rosalia Street, Ceape Avenue and School Avenue. The recommended type of bike facility to be installed is indicated on the Pedestrian and Bicycle Plan Recommended Facilities map in Appendix A.

Strategies below have been developed to ensure the Stevens Park neighborhood continues to promote safe, efficient and diverse modes of transportation.

GOAL #4
Encourage a safe, maintained, and efficient multi-modal transportation network for all users.

OBJECTIVE 4A: ENCOURAGE WELL MAINTAINED MULTI-MODAL TRANSPORTATION FACILITIES.

Action 1: Advocate implementation of facility recommendations based on the Bicycle and Pedestrian Circulation Plan.

Action 2: Monitor continued access to public transportation.

Action 3: Work with the Department of Public Works to ensure residents are aware of future road reconstruction projects.

OBJECTIVE 4B: PURSUE OPPORTUNITIES TO ENHANCE PUBLIC INFRASTRUCTURE.

Action 1: Advocate for sidewalk and street improvements.

Action 2: Coordinate with the City of Oshkosh Public Works Department to ensure neighborhood understanding of the current Capital Improvement Program and input prior to implementation.

OBJECTIVE 4C: SUPPORT SAFE AND ACCESSIBLE PEDESTRIAN AND TRAFFIC ROUTES.

Action 1: Coordinate with the Oshkosh Police Department to determine tactics to reduce speeding.

Action 2: Identify areas that offer safety improvement opportunities.

Action 3: Explore opportunities to install bus shelters at high use locations.

Action 4: Develop a regular schedule to monitor traffic volumes and speed along neighborhood streets.

Economic Development

Neighborhood businesses can be interesting and vibrant community centers for neighborhoods. They provide social, recreational and entertainment opportunities for a community while providing the day-to-day needs for the neighborhood. They are important and meaningful in creating a sense of place and in providing a shared identity for residents. Revitalizing them matters. The Stevens Park neighborhood is unique because many of the original corner commercial structures still exist today, such as the one below which is located on the corner of Rosalia Street and Rahr Avenue.

Stabilization and regeneration of neighborhood businesses creates positive conditions for neighborhood life, including improved access to goods and services, greater social connectivity, and improved property values. In addition, it contributes to resident wealth-building by fostering local retail



entrepreneurialism. A number of the existing commercial properties are used as local taverns but there are locally owned restaurants, a convenience store, gas station, and a recreational music center, to name a few. During the planning process, residents expressed a desire to maintain the existing mixed-use nature of their neighborhood, but they expressed concerns relating to some of the negative impacts that commercial establishments can create. For example, there were multiple comments in the neighborhood survey related to noise and parking at commercial establishments. It was important that future economic development activities be undertaken to promote a positive relationship between residents and business owners. Below are the strategies that have been developed to support local businesses while retaining the residential property values and the character of the neighborhood.

GOAL #5

Protect and enhance neighborhood property values while supporting neighborhood businesses.

OBJECTIVE 5A: MAINTAIN CONVENIENT ACCESS TO GOODS AND SERVICES.

Action 1: Encourage residents to support and patronize existing quality local businesses.

Action 2: When opportunities arise, encourage residents to participate in public meetings re: plans for redevelopment, rezoning, etc.

OBJECTIVE 5B: IMPROVE EXISTING COMMERCIAL AREAS.

| |
|---|
| <p>Action 1: Encourage site and building improvements for commercial uses that serve the needs of the neighborhood with landscaping, facade improvements, special signage, grounds maintenance, parking lot paving and repair, lighting and new pedestrian facilities.</p> |
| <p>Action 2: Advocate for review of on-street parking ordinance to address resident concerns with parking at businesses located at an intersection.</p> |
| <p>Action 3: Explore utilizing vacant store fronts to showcase/promote neighborhood assets or events.</p> |

Utilities and Community Facilities

The desire to provide a high level of both public and private utilities is consistent with the City of Oshkosh Comprehensive Plan. The neighborhood-wide survey highlighted resident concern related to flooding and the condition of underground utilities in the neighborhood. In 2015, the Assistant Director of the Department of Public Works presented at one of the monthly neighborhood meetings to provide an update on the City's Proposed 5-Year Capital Improvement Program, which will include



many public projects within the Stevens Park Neighborhood (pictured above). Existing underground utilities will be upgraded as a result of many of the proposed projects, which will positively impact the identified goal below. Additionally, The City of Oshkosh Public Works Department contracted with Strand Associates, Inc. to develop strategies to address flooding concerns throughout the community. The goals for the City's storm water management approach are as follows:

- Reduce health and safety impacts due to street and property flooding
- Reduce the amount of clear water impact to sanitary sewer system
- Improve water quality
- Eliminate street surcharging for up to 10-year design storm
- Maintain street driveability for up to 25-year design storm
- Contain street surcharging within right-of-way for up to 100 year design storm

Progress has been made to meet many of the goals of the City's storm water management approach; however, there is still work that can be done to ensure both private and public utilities are well maintained and provide for the needs of residents. The objectives below were developed to ensure residents are informed of flood mitigation strategies and available incentive programs to address concerns.

GOAL #6

Ensure access to community facilities by enhancing public infrastructure for current and future neighborhood residents

OBJECTIVE 6A: ENSURE MAINTENANCE OF STEVENS PARK

Action 1: Continue to coordinate park maintenance with the City of Oshkosh Parks Department.

Action 2: Schedule seasonal clean-up events.

OBJECTIVE 6B: UTILIZE A PROACTIVE APPROACH TO STORM WATER CONCERNS

Action 1: Partner with City staff and local non-profits to educate neighbors on best practices and tools to address storm water concerns.

Action 2: Inform residents about storm water mitigation options and incentives for rain barrels, rain gardens and pervious materials.

Action 3: Host a workshop or event to build rain barrels.

OBJECTIVE 6C: EXPLORE OPPORTUNITIES TO ADD ADDITIONAL LIGHTING SOURCES THROUGHOUT THE NEIGHBORHOOD

Action 1: Invite WPS and City staff to a neighborhood meeting to discuss existing public lighting.

Action 2: Encourage property owners to install front porch lights by promoting available City programs.

Action 3: Investigate possibilities of enhancing the lighting at Washington School to address security concerns.

Natural and Cultural Resources

Oshkosh is rich with natural and cultural resources and the Stevens Park neighborhood showcases many. Cultural resources include historic buildings and monuments as well as ancient and historic archeological sites. Cultural resources could also be viewed as stories of residents that have lived in the neighborhood for many years. The Stevens Park neighborhood is bordered by the Washington Avenue Historic District on the north and Lake Winnebago on the east which are only two examples of the many cultural and natural resources available to residents in the area. The Washington Avenue Historic District is a large, principally residential district. The District is characterized by large impressive homes dating from the late 19th and early 20th century, owned



at the time by many of the city's leading families. Most homes are large, 2 ½ story of late Queen Anne and Colonial Revival architectural style, as well as Prairie-influenced and European Revival styles and also Italianate, Tudor Revival and one French Norman. Most of the homes in the District are frame construction, which corresponds with Oshkosh's long history as a lumbering and woodworking city.

The Washington District has been described as one of the most prominent and fine residential areas since early development as evidenced by the prominent families who resided there. Some of these homes were designed by notable architects William Waters, E.E. Stevens, and the firm of Auler and Jensen, (formed upon the death of William Waters in 1917).

Lake Winnebago provides year round access to recreational opportunities and events, not to mention the beautiful vistas offered throughout the neighborhood. Below are the current strategies identified to help further promote the many natural and cultural resources located within the Stevens Park neighborhood.



GOAL # 7

Preserve and protect cultural and natural resources, including scenic vistas, streetscapes, and the architectural integrity of housing to promote Stevens Park as a neighborhood of choice.

OBJECTIVE 7A: MAINTAIN A DESIRABLE ENVIRONMENT FOR CURRENT AND FUTURE RESIDENTS

Action 1: Provide educational opportunities that teach residents the value of cultural and natural resources.

Action 2: Promote available tax credit incentives to preserve historic architecture.

OBJECTIVE 2. ENSURE PRESERVATION OF EXISTING RIVER AND LAKE VISTAS LOCATED THROUGHOUT THE NEIGHBORHOOD

Action 1: Inventory and promote maintenance of existing infrastructure.

Action 2: Sponsor beautification projects to enhance existing vistas.

OBJECTIVE 7A: SHARE THE STORY OF OUR NEIGHBORHOOD'S UNIQUE HISTORY

Action 1: Coordinate with the Landmarks Commission and Public Library to inventory historic neighborhood assets.

Action 2: Develop a historic walking tour of the neighborhood's unique features.

Action 3: Promote the Washington Avenue Historic District.

Intergovernmental Cooperation

There are many organizations that have an impact on the quality of life of a neighborhood. Future success of neighborhood efforts will require coordination and collaboration to achieve identified goals. Residents expressed a desire to ensure communication, collaboration and cooperation between those organizations that influence the Stevens Park neighborhood. Developing strategies that ensure collaboration will further success when implementing the neighborhood plan. The



development of a neighborhood plan helps the City of Oshkosh understand the vision and goals of residents living in the Stevens Park neighborhood and shows commitment to supporting the neighborhood's activities. Coordination with the Oshkosh Area School District to support Washington Elementary School should continue, as many residents

recognize the impact a quality school can have on property values and the desirability of their neighborhood. Below are the current strategies identified to help further cooperation between the Stevens Park neighborhood and local organizations.

GOAL #8

Encourage a responsive and accountable partnership between residents, the City of Oshkosh, its service providers, and other entities.

OBJECTIVE 8A: DEVELOP A PROCESS OF REGULAR COMMUNICATION AND COOPERATION WITH CITY OF OSHKOSH AND COMMUNITY STAKEHOLDERS REGARDING ISSUES AFFECTING THE NEIGHBORHOOD

Action 1: Invite City representatives to monthly neighborhood association meetings, as needed.

Action 2: Request City and School District Board and Commission agendas to ensure the neighborhood steering committee is aware of projects and/or policies that may impact the neighborhood.

Action 3: Coordinate periodic or bi-annual roundtable discussions between neighborhood association and community stakeholders to ensure the neighborhood's needs are being addressed.

Appendix A

Neighborhood Maps



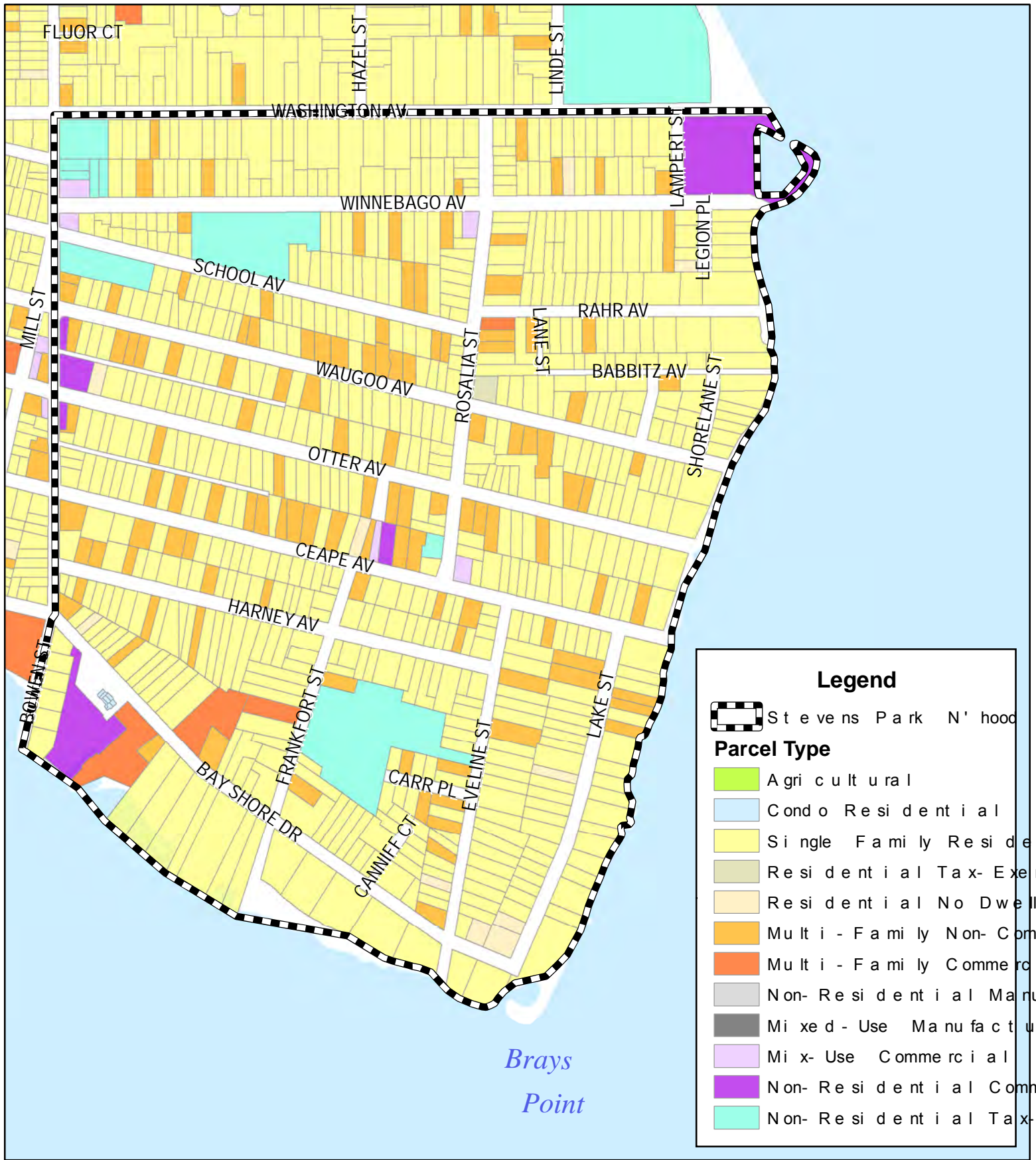
Stevens Park Neighborhood Boundary

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 features from a variety of sources. These maps/data sets are provided for informational purposes only and may not be sufficient for a professional engineering, or surveying purposes. They are provided "AS-IS" without warranties.



1 in = 0.1 mi
1 in = 535 ft





Legend

Stevens Park Neighborhood

Parcel Type

- Agricultural
- Condominial
- Single Family Residential
- Residential Tax-Exempt
- Residential No Dwelling
- Multi-Family Non-Commercial
- Multi-Family Commercial
- Non-Residential Manufacturing
- Mixed-Use Manufacturing
- Mixed-Use Commercial
- Non-Residential Commercial
- Non-Residential Tax-Exempt

Stevens Park Neighborhood Land Use

The City of Oshkosh creates and maintains GIS maps and data for its own use. The map shows the approximate relative location of property, but is not intended to be used for legal 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 is not responsible for any errors or omissions. The City of Oshkosh logo is visible in the bottom right corner.


1 in = 0.1 mi
1 in = 550 ft



Stevens Park Neighborhood Zoning Districts

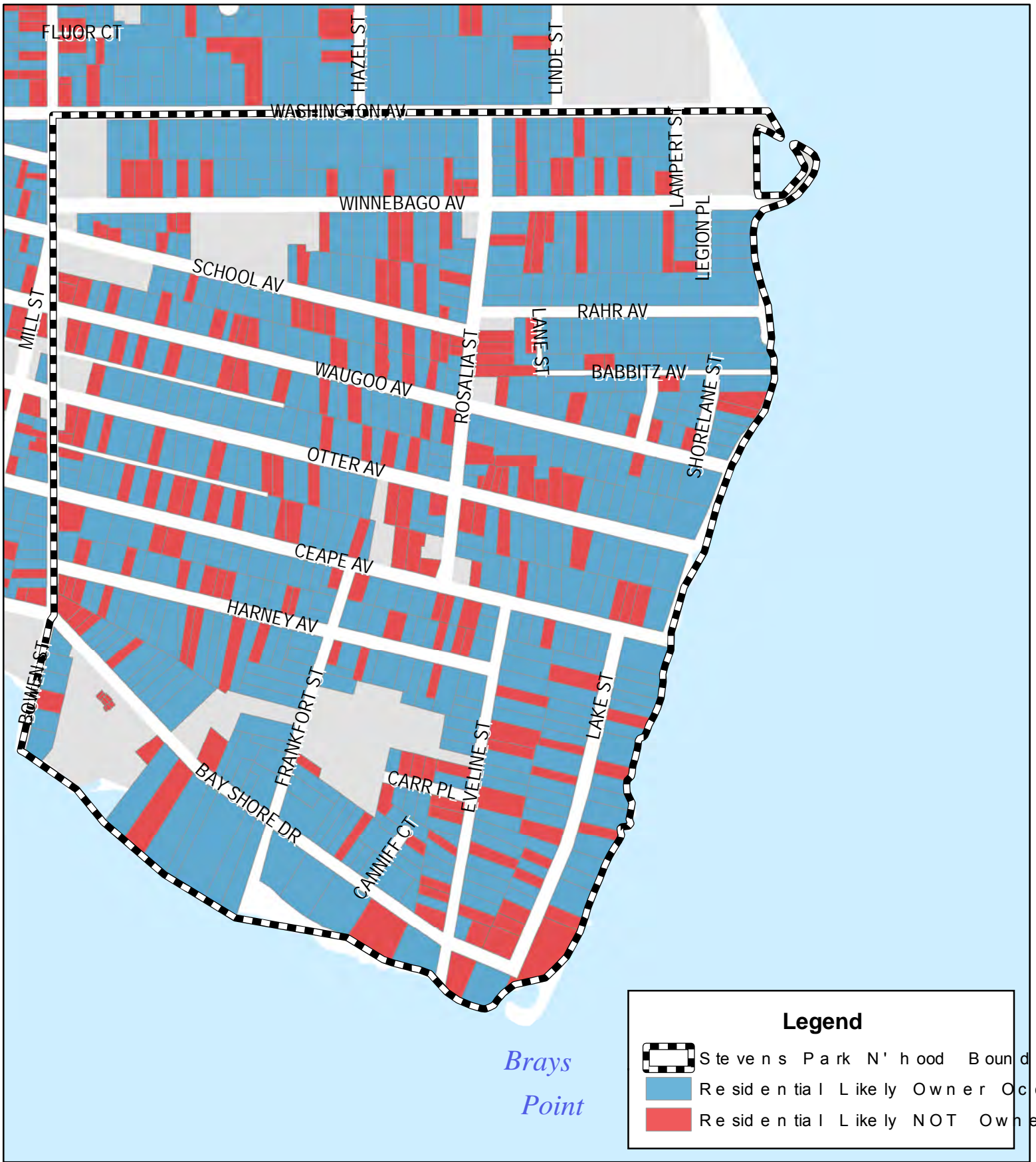
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1 in = 0.1 mi
1 in = 535 ft



OSHKOSH
ON THE WATER
City of Oshkosh, WI

The City of Oshkosh creates and maintains GIS maps and data for its own use. They may show the approximate relative location of property, but do not constitute a warranty of accuracy. The City of Oshkosh is not responsible for any errors or omissions in this map. The City of Oshkosh is not responsible for any errors or omissions in this map. The City of Oshkosh is not responsible for any errors or omissions in this map.



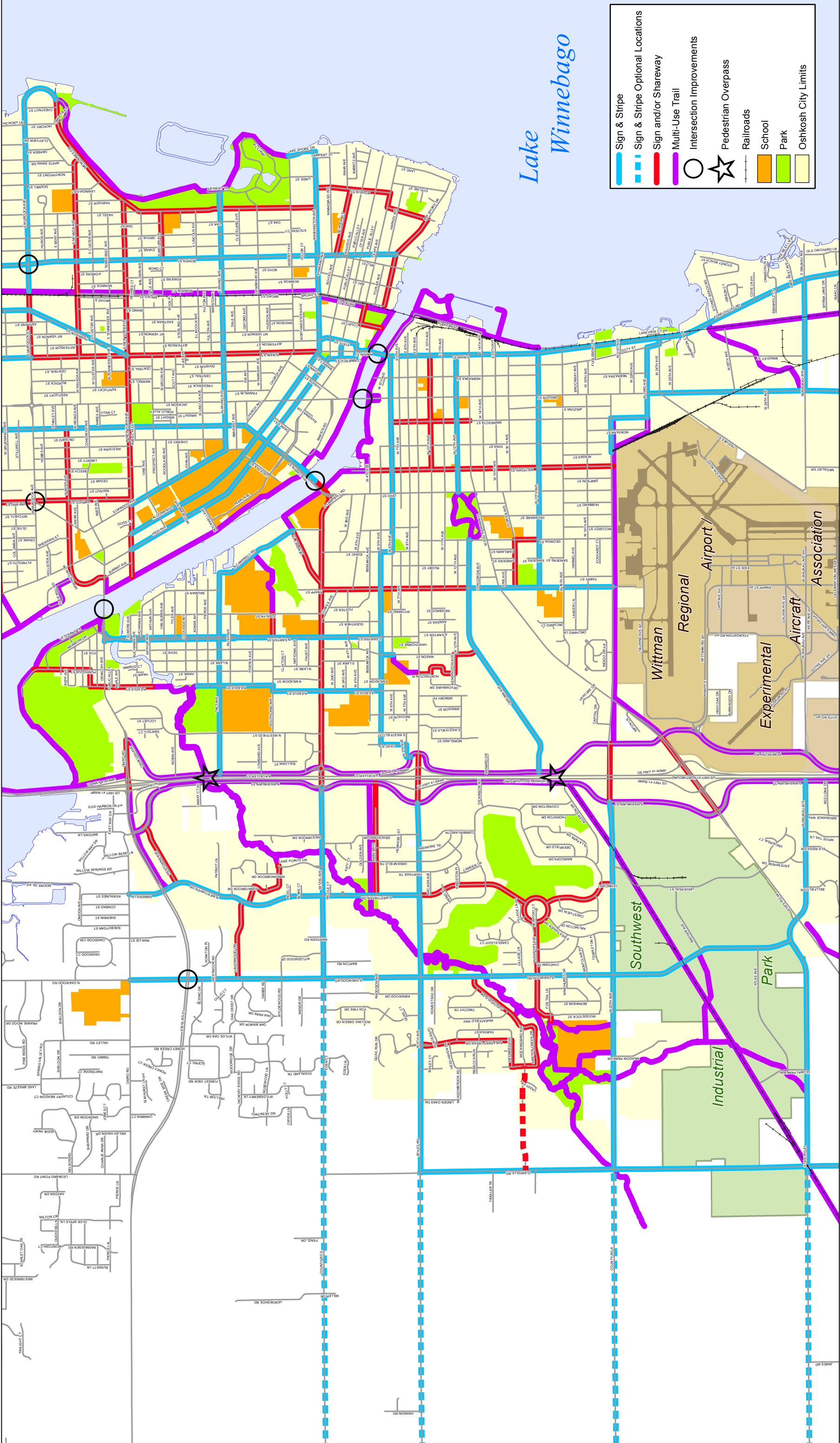
Legend

- Stevens Park N'hood Boundar
- Residential Likely Owner Occu
- Residential Likely NOT Owner

**Stevens Park Neighborhood
Owner VS Non Owner Occupied**

The City of Oshkosh creates and maintains GIS maps and data for its own use. They may show the approximate relative location of property, but do not guarantee the accuracy of the data. The City of Oshkosh is not responsible for any errors or omissions in this information. The City of Oshkosh is not responsible for any errors or omissions in this information. The City of Oshkosh is not responsible for any errors or omissions in this information.

N
1 in = 0.1 mi
1 in = 550 ft



- Sign & Stripe
- - - Sign & Stripe Optional Locations
- Sign and/or Shareway
- Multi-Use Trail
- Intersection Improvements
- ☆ Pedestrian Overpass
- Railroads
- School
- Park
- Oshkosh City Limits

City of Oshkosh
Department of Community Development

November, 2011

0 0.25 0.5 1 Miles

Oshkosh Pedestrian and Bicycle Plan

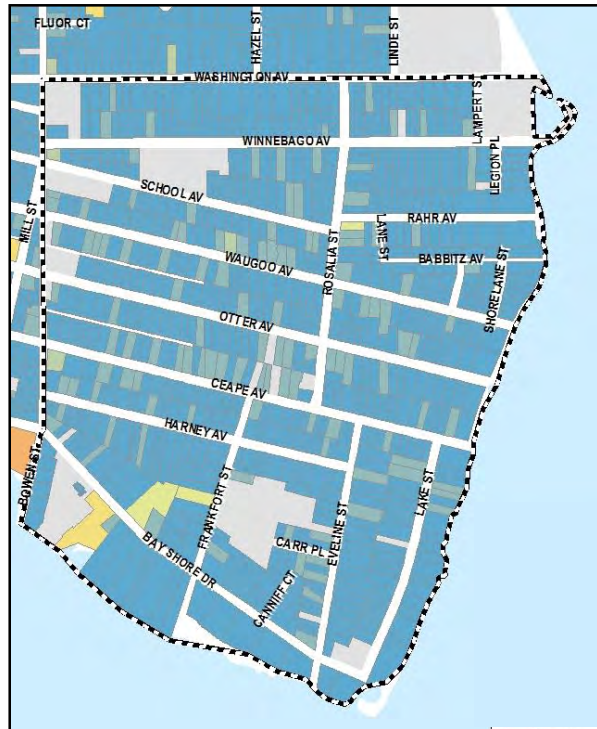
Map 2 of 3



Appendix B

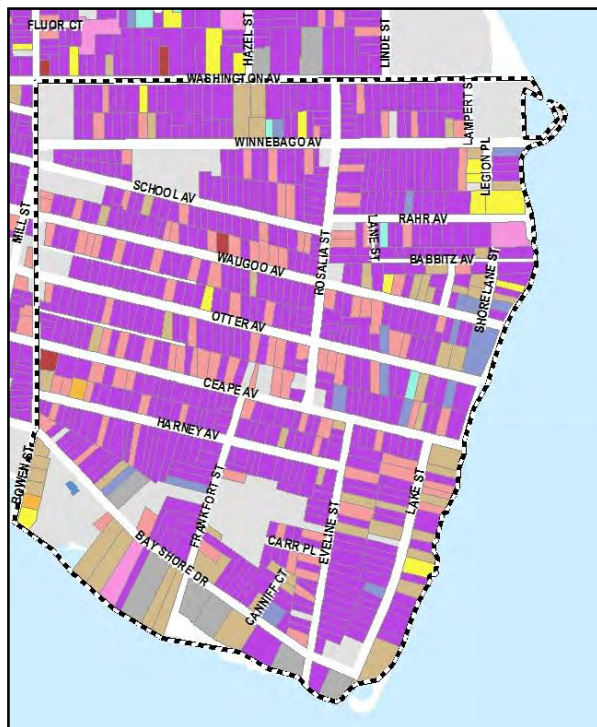
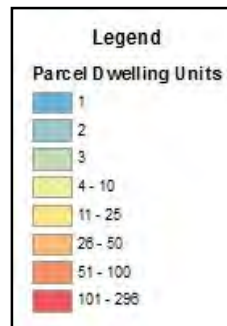
Neighborhood Assessment

During the summer of 2015, Planning Services Division staff completed a neighborhood-wide assessment to better understand existing conditions within the Stevens Park neighborhood. The neighborhood assessment is an important baseline inventory that will be completed again in three to five years to measure the success of programming in the neighborhood. Below are multiple maps showing available data on existing conditions within the Stevens Park neighborhood.



Number of Housing Units by Parcel

Homes located within the Stevens Park neighborhood are predominately single and two family structures that contain one or two housing units per property which is consistent with the zoning and land use designation for the area.



Housing Style by Parcel

Housing styles in the Stevens Park neighborhood are primarily classified as “Residence O/S” which is used for homes that were built prior to 1920. More specifically there are examples of Queen

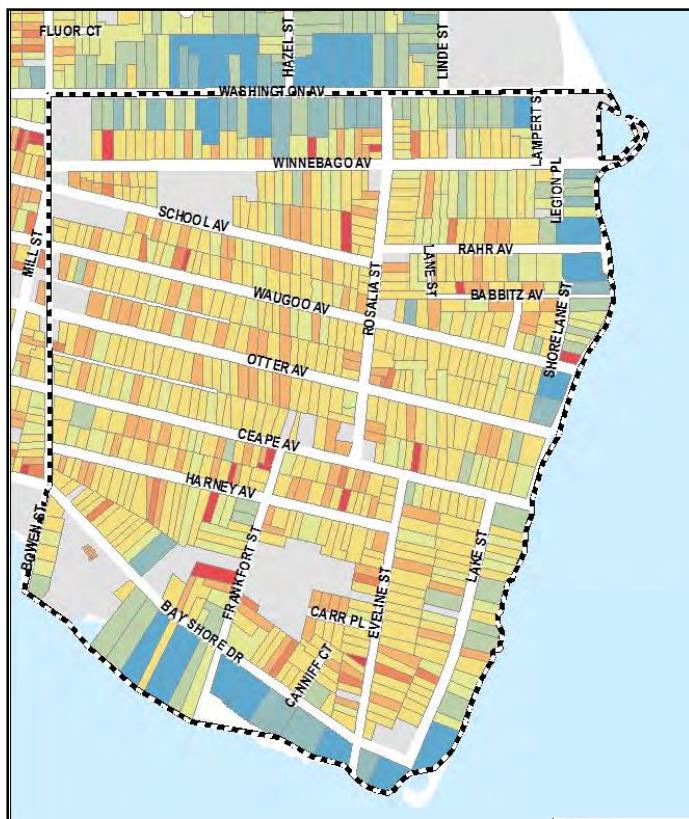


Anne and Colonial Revival architectural style, as well as Prairie-influenced and European Revival styles and also Italianate, and Tudor Revival.



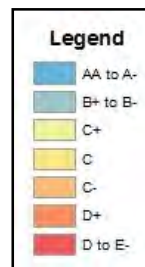
CDU by Parcel

CDU stands for “Condition – Desirability – Utility”. The code denotes a composite rating of the overall condition, desirability and usefulness of a property. A property’s rating is established by the City Assessor Division and is one of the factors used to determine the assessed value of a property.



Grade by Parcel

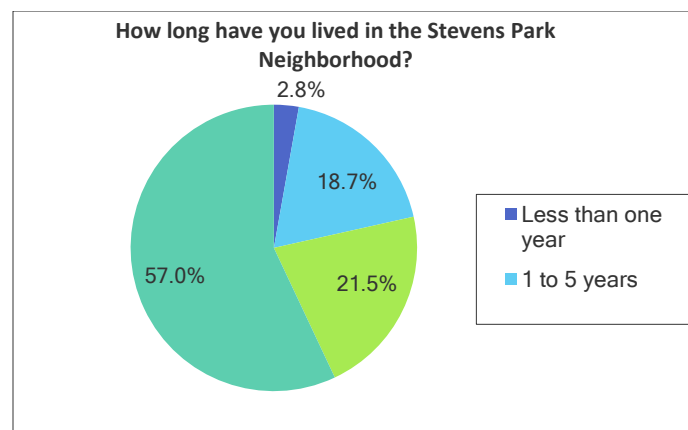
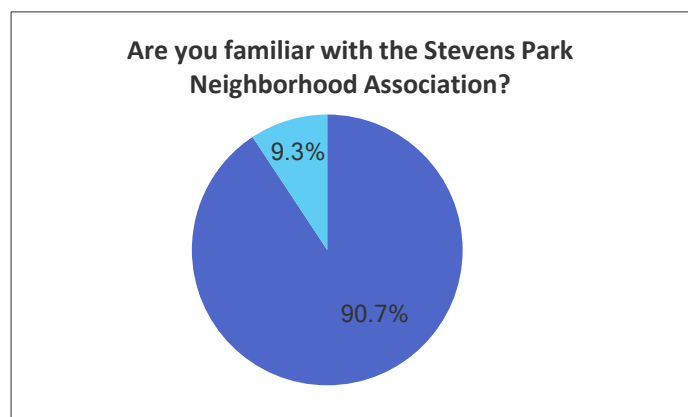
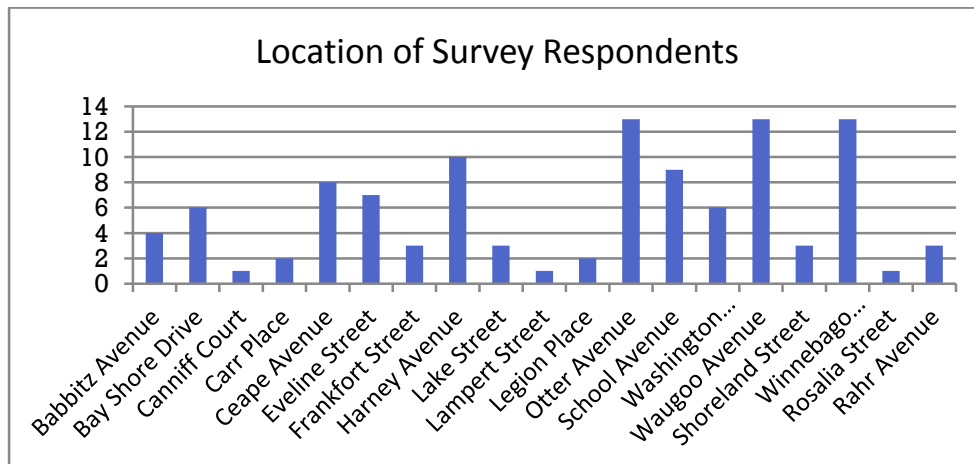
Grade describes the cumulative effects of workmanship, the costliness of materials and the individuality of design used in constructing a home. The grade of a home rarely changes unless elements from the original construction are removed or deteriorate beyond repair. The grade is established by the City Assessor Division.



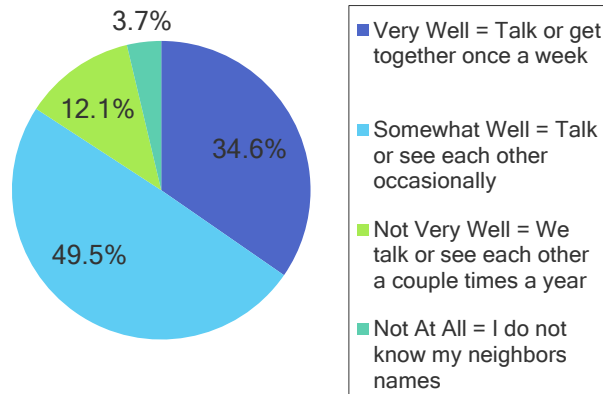
Appendix C

Survey Data

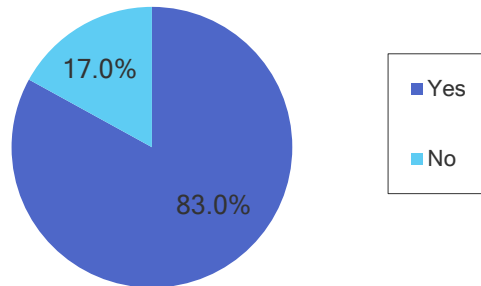
In July of 2015, members of the Stevens Park Planning Team worked with city staff to survey residents living in the neighborhood. The survey asked residents to identify assets they valued and concerns they felt should be addressed within the neighborhood. Each property within the neighborhood received a postcard with a link to an online version of the survey. Property owners and tenants could also contact City staff to obtain a paper copy of the survey. Staff also sent out approximately 350 paper copies of the survey which could be returned via a self-addressed envelope. A total of 119 surveys were collected and the following graphs provide an overview of the results.



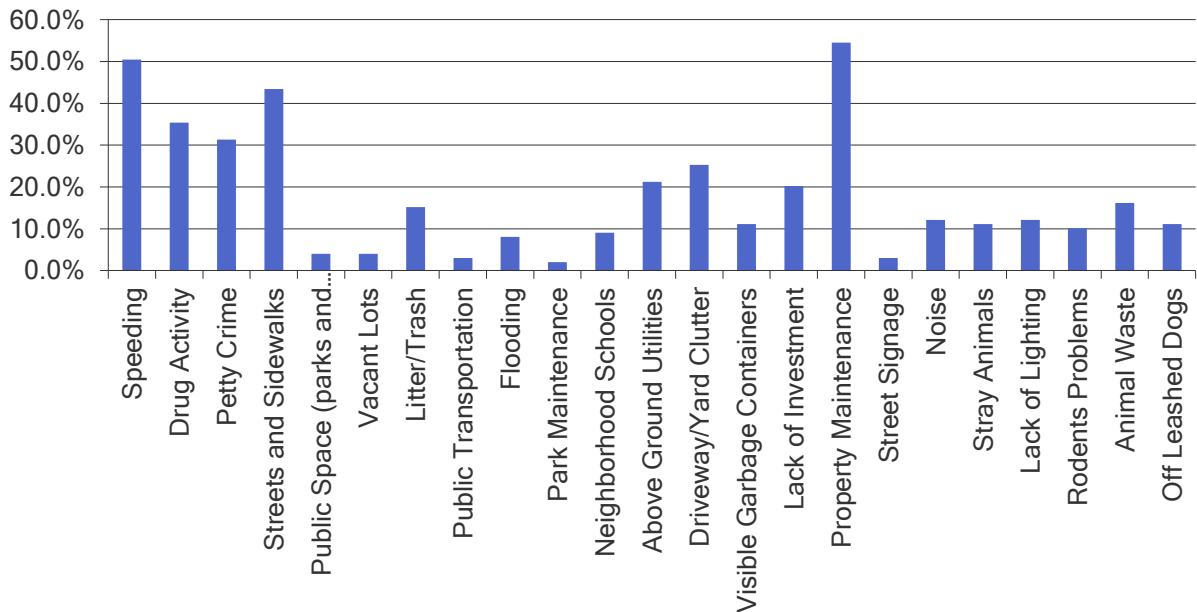
How well do you know your neighbors?



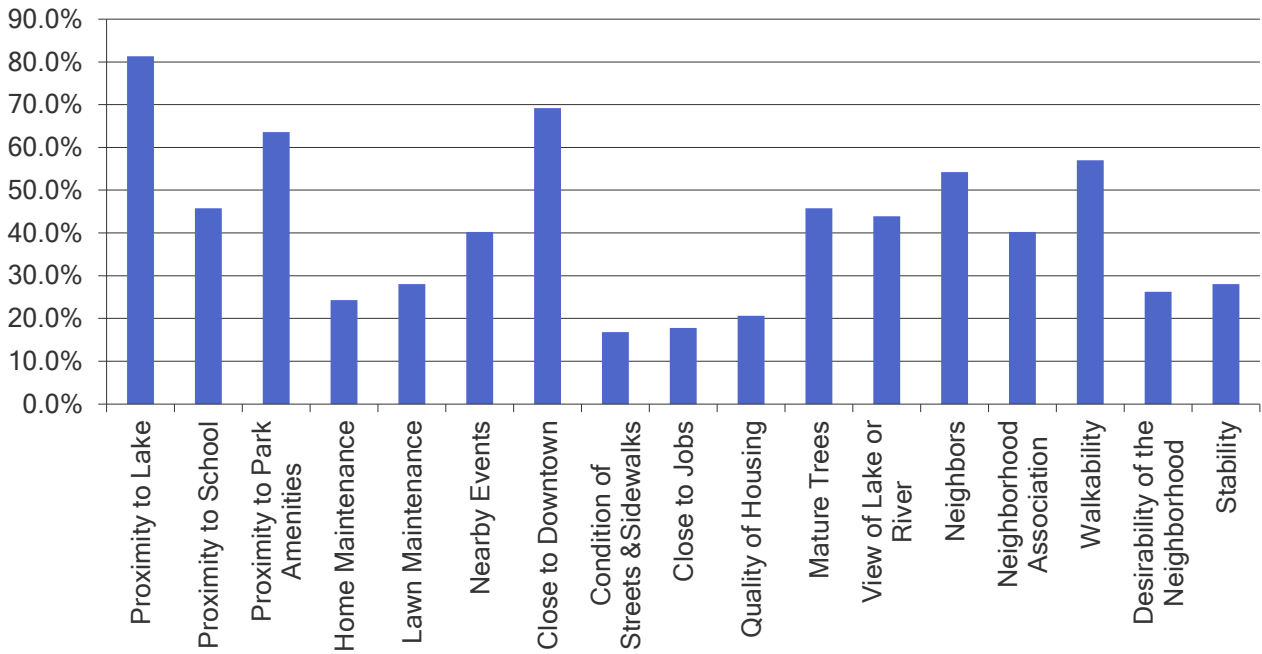
Do you feel you can rely on your neighbors to watch your home while you are away?



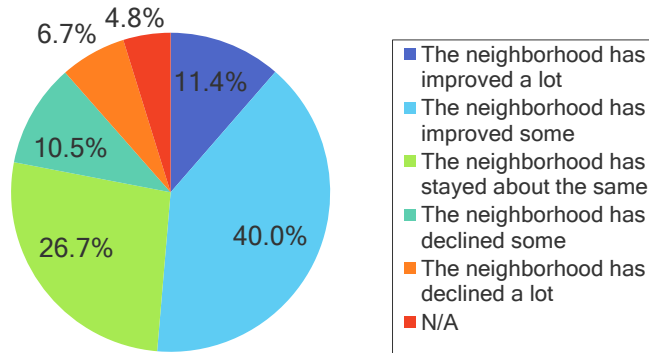
Which of the following are opportunities for improvement within the Stevens Park Neighborhood? (select all that apply)



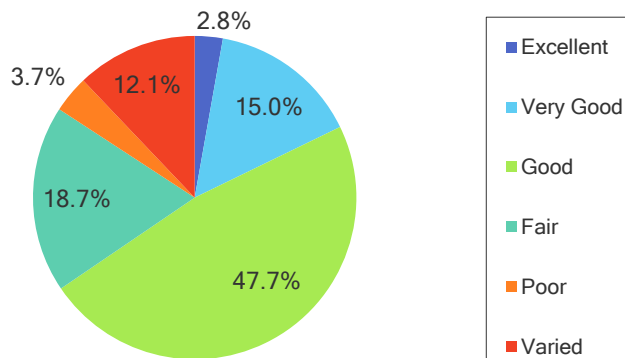
Which of the following are assets/things you value within the Stevens Park Neighborhood? (select all that apply)



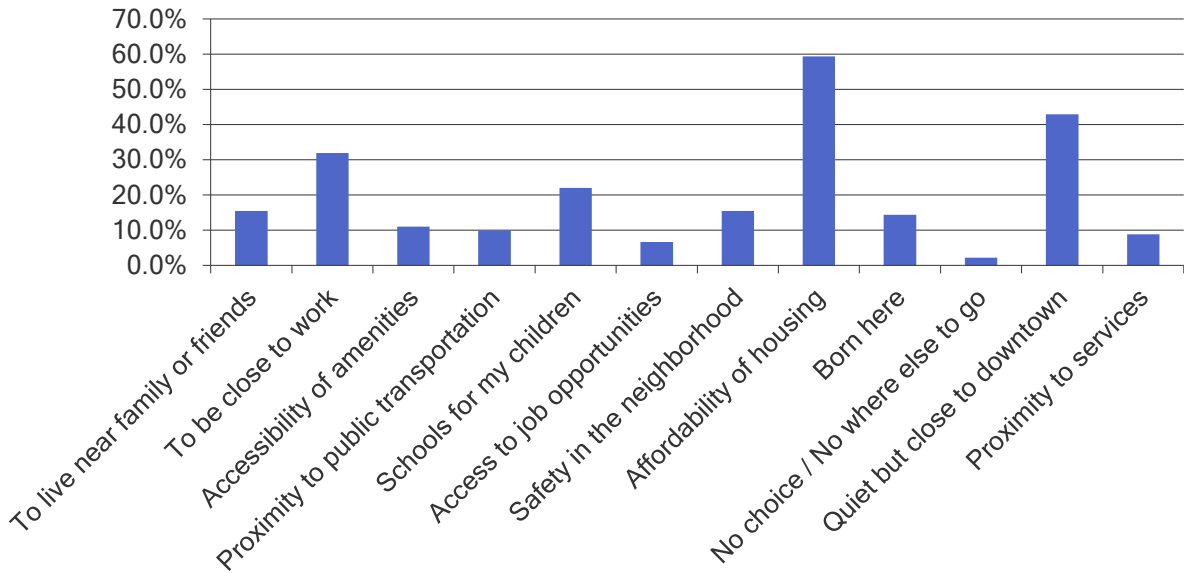
Compared to three years ago or when you moved in, how has the Stevens Park Neighborhood changed?



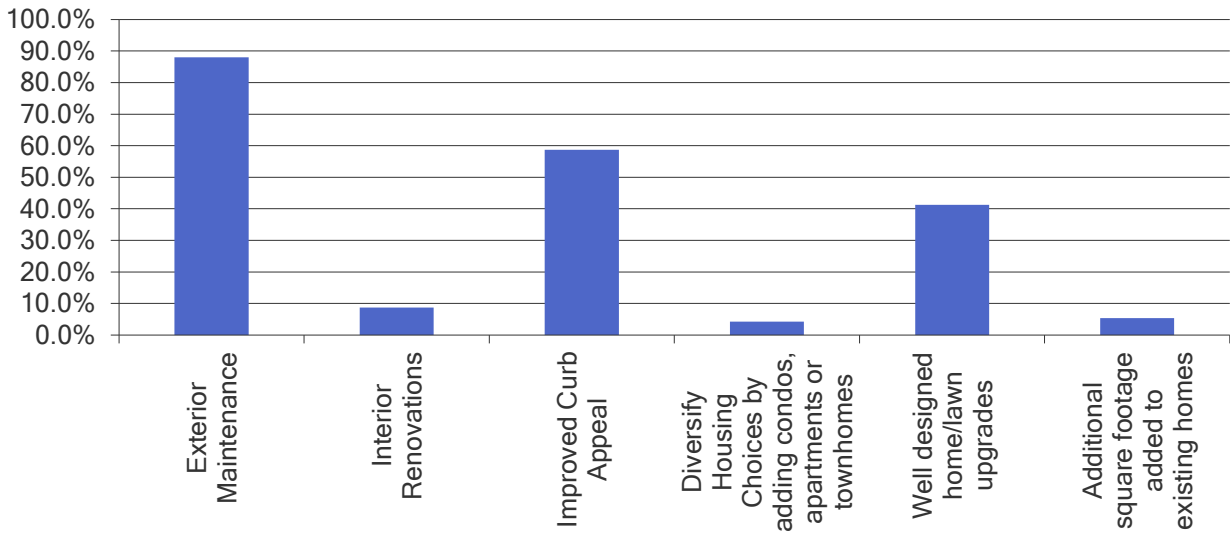
How would you rate the overall condition of the properties in the neighborhood?



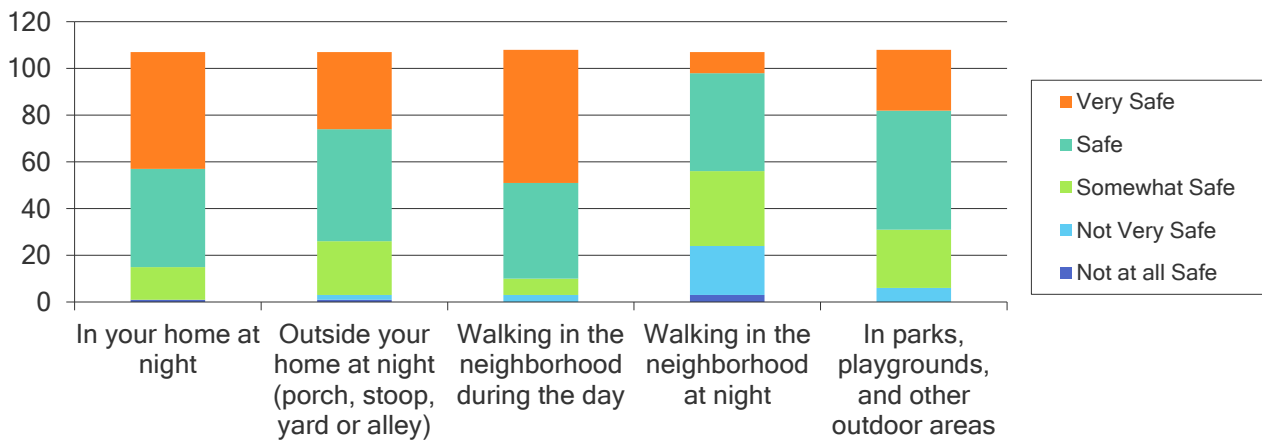
What was the major reason you decided to live here?



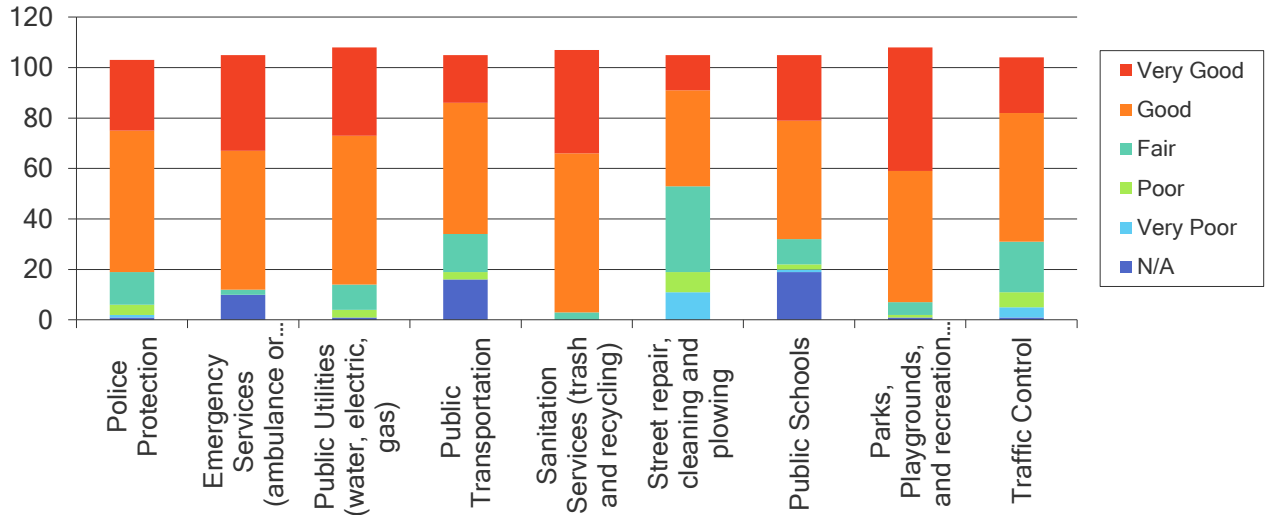
How could the existing properties and housing be improved? (select all that apply)



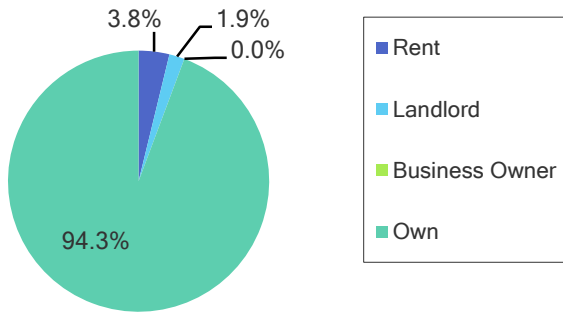
How safe would you say you feel in each of the following places?



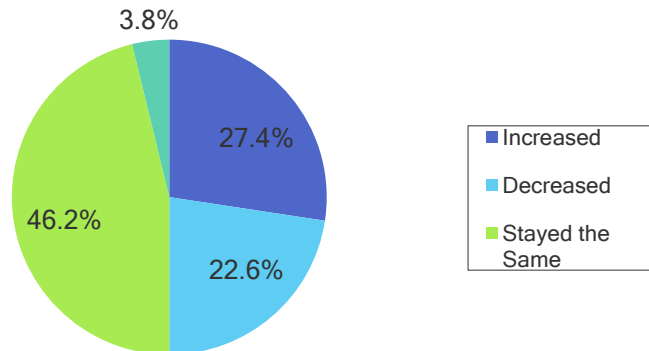
How would you rate the following public services in your neighborhood?



Do you rent or own a home in the Stevens Park Neighborhood?



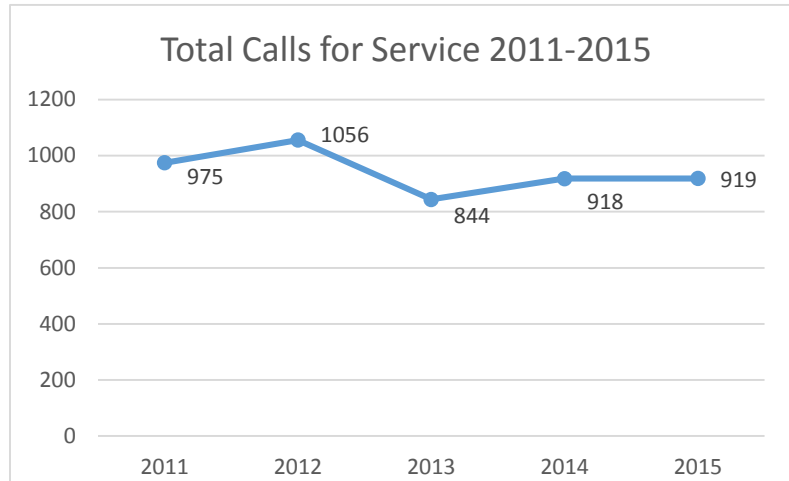
In the last 5 years or since you have moved into the neighborhood, do you feel the market value of your home has:



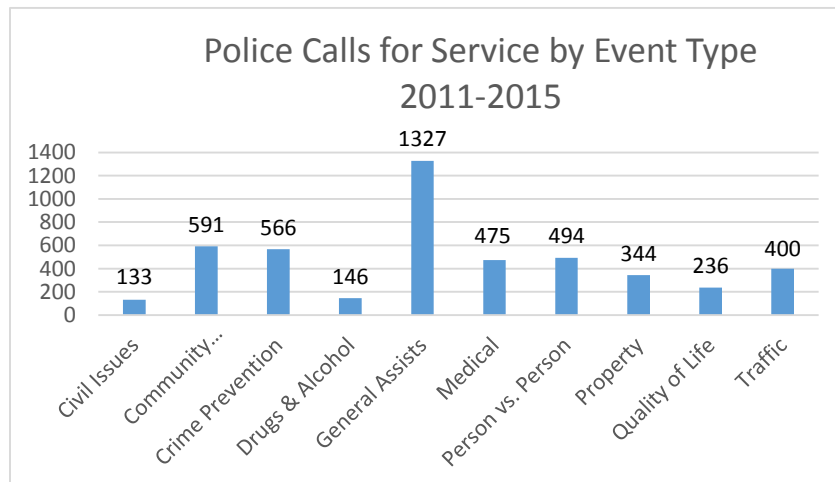
Appendix D

Crime Data

Between January 1, 2011 and December 31, 2015 there was minimal change in police calls for service within the Stevens Park neighborhood (includes both field initiated and dispatched calls). There was a slight spike in calls during 2012, which is consistent with the city's overall crime rate trend. In 2015 there was a total of 919 field initiated and dispatched calls within the Stevens Park neighborhood.



A summary of field initiated and dispatched calls by event type during the same time period is included below. The data shows there were more general assist calls than person vs. person crimes (battery, domestics, robbery, sex offenses, harassment, etc) and property crimes (damage to property, theft, auto theft, burglary) combined. General assist and crime prevention calls are likely a result of proactive crime watch efforts and resident's willingness to report suspicious activity. The neighborhood-wide survey results supports this by finding that 83% of respondents felt they could rely on their neighbor to watch their home while they were away.



Trends in crime data for each event type listed above can be found on the pages that follow.

