

Historic Jackson

Neighborhood Plan



Historic Jackson

NEIGHBORHOOD

Adopted January 2022

Historic Jackson Neighborhood - Vision Statement

The Historic Jackson Neighborhood is home to unique architecture and friendly families. This historic corridor is lined with mature trees and well-maintained historic homes. One can find residents walking their dogs, enjoying their front porch and socializing because Historic Jackson is a neighborhood where people want to live. Serving as the historic gateway into the central city, the area is known for the beautifully lit homes that welcome travelers into Oshkosh. Everyone feels safe in this area to live, drive, walk or bike.

A plan to enhance the quality of life in the Historic Jackson Neighborhood

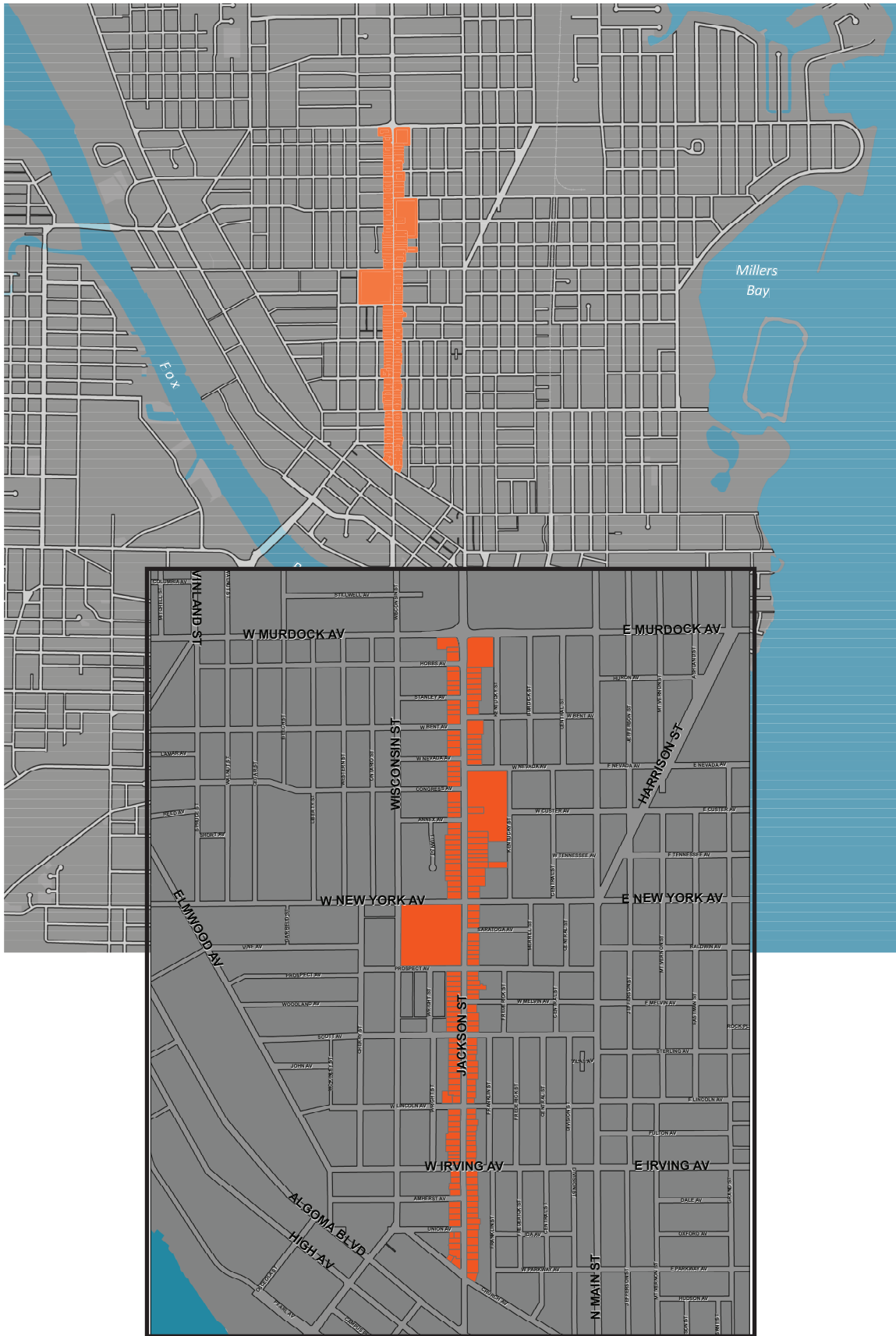
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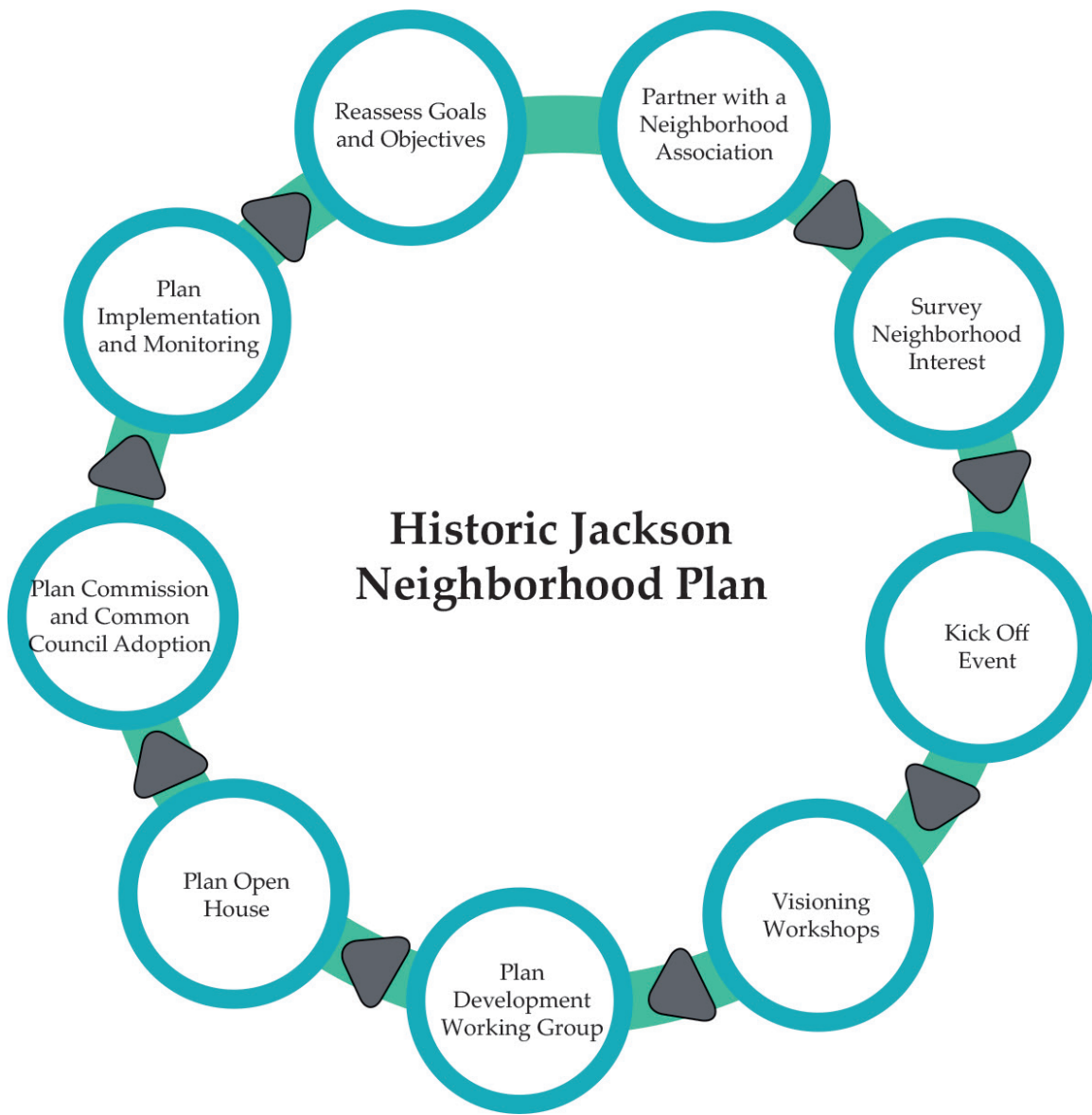


Historic Jackson Neighborhood

The Historic Jackson Neighborhood boundaries are:
 South: Church Avenue (north side); North: Murdock Avenue (south side); East: Jackson Street (all properties with street frontage); West: Jackson Street (all properties with street frontage)

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Neighborhood Planning Process

Neighborhood planning is a primary service offered through the Healthy Neighborhood Initiative and established in the ONE Oshkosh Strategic Plan. The neighborhood planning process helps identify the needs of residents and creates steps to guide the neighborhood long term. The Historic Jackson Neighborhood Association planning team provided information about needs, priorities, and goals for the Historic Jackson Neighborhood. This plan document includes action items that the residents can employ to address their needs and fulfill their goals. This planning process was resident-led, ensuring that it had relevance to the neighborhood. The City of Oshkosh Common Council recognizes healthy neighborhoods as essential to the well-being of the City. This plan seeks to address neighborhood challenges while enhancing positive elements that contribute to the quality of life for current and future residents. This Neighborhood Plan lists a set of strategies to address neighborhood needs in the following categories: Image, Market, Physical Conditions, and Neighborhood Management. The graphic above indicates the steps of the neighborhood planning process.

Executive Summary

The Historic Jackson Neighborhood includes all properties adjacent to Jackson Street from Murdock Avenue to Church Street. In April 2016, the City of Oshkosh recognized Historic Jackson as a neighborhood association. They served as the 12th recognized neighborhood association in the City of Oshkosh. Since 2016, the Historic Jackson Neighborhood Association (HJNA) has worked to improve quality of life in the neighborhood. While the neighborhood association is fairly new, they have strengthened their capacity through volunteerism. The neighborhood has worked closely with the City of Oshkosh, Greater Oshkosh Healthy Neighborhoods Incorporated, Congress Field Neighborhood Association, Oshkosh Police Department and the Oshkosh Area School District.

This document was prepared for the HJNA to guide the efforts of the neighborhood, strengthen the neighborhood, and ensure the neighborhood's attractiveness to existing and new residents. The plan was created during challenging circumstances which contributed to the extended project timeline. In 2019, the Historic Jackson Planning Team was formed to conduct the planning process and improve the stability of the neighborhood. The planning team placed this project on hold in order to dedicate their time to the development of the Jackson Corridor Safety Study and Quality of Life Analysis which was conducted by a team of consultants beginning in winter 2019 to winter 2020. As an achievement for the neighborhood, Common Council adopted the recommendations in that study in December 2020. The on-going COVID-19 Pandemic has offered unique challenges to completing this plan as well. This was a resident-led process and is intended to be used by the HJNA, City of Oshkosh, and other community partners to ensure the implementation of neighborhood improvements and projects that meet the needs of Historic Jackson residents.

The plan includes a history section, information on the neighborhood's demographics, and assets / opportunities determined during the planning process. The plan focuses on four topics: Image, Market, Physical Conditions, and Neighborhood Management. Each topic has a section that examines the area, current conditions pertinent to the area, and lists goals and action items that will help the neighborhood achieve the goals outlined in the plan.

Neighborhood planning involves key stakeholders - residents, businesses, and property owners. Historic Jackson leadership provided guidance and direction during the research and draft stages of this plan. Recommendations were presented at public input sessions where resident input was captured and later used to sculpt the final recommendations.





Introduction

The Historic Jackson Neighborhood has existed since 2016 as an active neighborhood association in the City of Oshkosh. Historic Jackson's leadership team has worked with City Staff, Oshkosh Healthy Neighborhoods, and other partners on initiatives such as the Historic Jackson Neighborhood Plan, the Oshkosh Healthy Neighborhoods Alliance, the overhead pedestrian beacons on Jackson, the Jackson Corridor Safety Study and Quality of Life Analysis, and the Campus Overlay Zoning District, etc.

In 2018, City Planning staff approached the Historic Jackson Neighborhood about creating a plan for the neighborhood. The neighborhood was active and established at that point, and had a strong core leadership team. Neighborhood leadership believed that the neighborhood was ready to create a plan to guide the neighborhood's efforts long-term. The Historic Jackson Neighborhood agreed to work with City staff on the creation of a neighborhood plan.

The planning process began in early 2019, and continued throughout 2019. Students from UW-Oshkosh assisted in gathering data on property conditions in the neighborhood. The neighborhood residents assisted by recruiting a leadership team that would partner with City staff throughout the planning process to create the plan. When the planning process kicked off for the Jackson Corridor Safety Study and Quality of Life Analysis, the neighborhood plan was placed on hold. The Jackson Corridor Safety Study and Quality of Life Analysis was later finalized and adopted in 2021.

The neighborhood worked with City staff to create a long-term vision for the neighborhood and determine the content for the plan. City staff compiled data and drafted plan chapters. At each meeting, staff presented the work previously done to the neighborhood team. The neighborhood provided input to staff for each plan chapter. Staff then revised the chapters and incorporated resident input during the process. The dominant theme among residents was that the neighborhood has many assets but potential for improvement existed in regards to property investment and safety along Jackson Street.

The Historic Jackson Neighborhood Plan, like all neighborhood plans, offers long-term guidance for the neighborhood over the next several years. It outlines a vision, and provides goals the neighborhood can strive towards in making the vision a reality. Under each goal are multiple objectives and action items that the neighborhood can implement towards meeting each goal in the plan. The plans are recognized by the city Plan Commission and Common Council. The data on existing conditions compiled in the plan establishes a baseline detailing the neighborhood's status at the plan's creation. The action items in the plan are to be implemented by the neighborhood and partners to help the neighborhood improve upon its current conditions. The goal is that this plan will guide the Historic Jackson Neighborhood as the neighborhood seeks to improve its quality of life and realize its long-term vision.

1 Neighborhood History

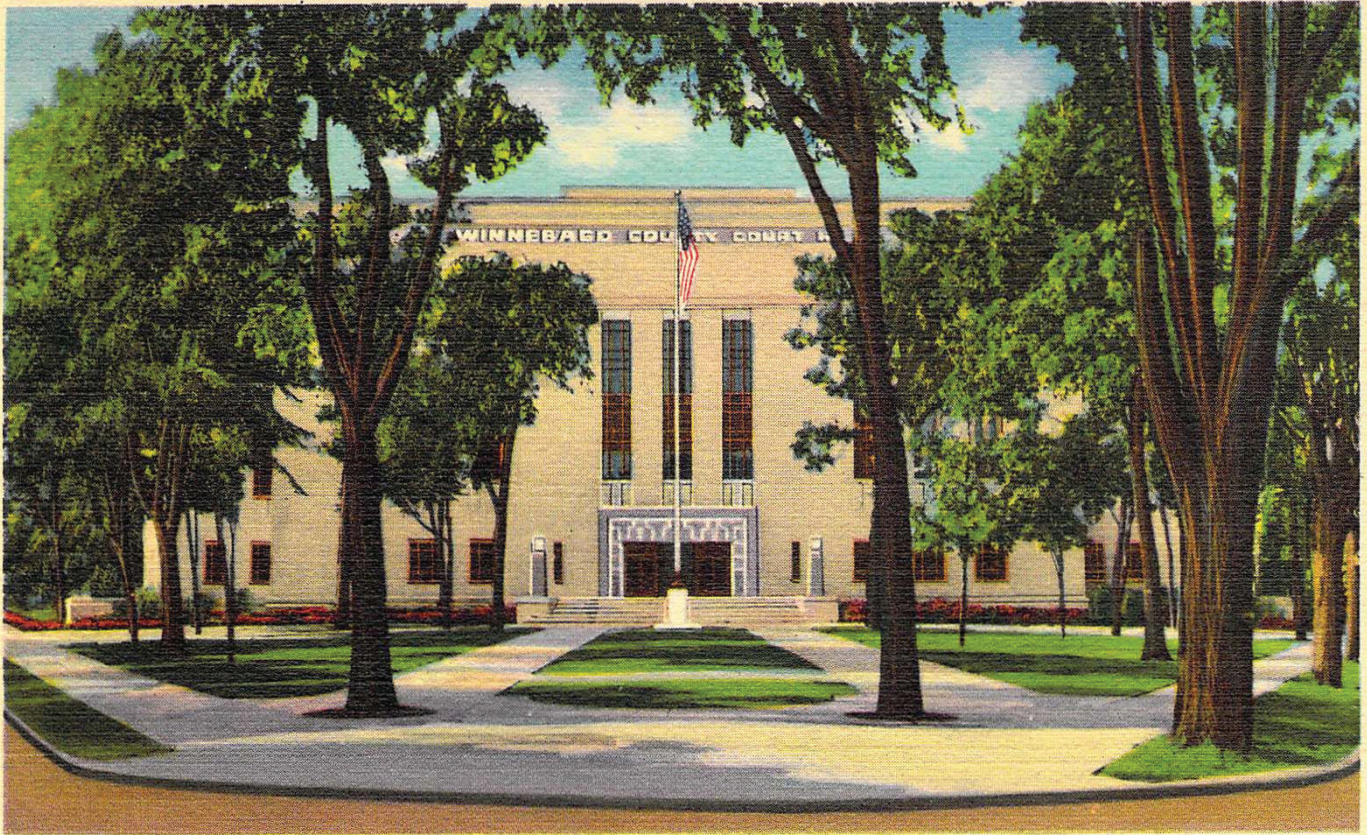


731 Jackson Street 1954, St. Paul's Episcopal Church

Jackson Street

This chapter examines the history of the area now known as the Historic Jackson Neighborhood. The neighborhood has a rich history that was shaped by important residents and institutions. The neighborhood residents take great pride in the area's historic architecture. Jackson Street is a major corridor and the spine of the neighborhood. During the planning process the neighborhood examined its own history to inform their plan for the future. Historic images for this chapter were provided by the Oshkosh Public Museum archives. Joseph Jackson, who the street was named after, was known for gifting city lands to new residents because he wanted to see the city developed. He sold his land for mills and

Jackson Street is a major north-south artery into the city and also a State Highway. The northern end of the Jackson corridor is often the first impression many visitors from the north have of the city and is very important to the neighborhood's image. Jackson Street was reconfigured in 2001 to a four-lane road. This reconfiguration has had a powerful impact on the neighborhood and the planning team highlighted the configuration of Jackson Street as an area of opportunity. In 2019, The City of Oshkosh partnered with the neighborhood to conduct the Jackson Street Corridor Study and Safety Analysis to help make informed decisions for the corridor. In 2021, the plan was implemented creating two drive lanes and a dedicated center turn lane.



9A-H2001

415 Jackson Street, Winnebago County Court House

Historic District

The Historic Jackson Neighborhood contains a small portion of the Irving-Church Historic District and various historic and older homes. Several Queen Anne examples are found in this Neighborhood and Historic District.

Institutions

The University of Wisconsin-Oshkosh, Winnebago County Courthouse, Oshkosh City Hall and Police Department, and various businesses downtown are located within blocks of the Historic Jackson Neighborhood. Though few institutions and businesses are located within the neighborhood, proximity to nearby amenities impacts the neighborhood.

Owner-Renter Mix

At the time of this plan (2019) the neighborhood housing was more than 50% rentals. This could be due to a number of factors, including the neighborhood's proximity to UW-Oshkosh. Earlier in its history the neighborhood housing stock was primarily owner-occupied.

2 Demographic Profile

Historic Jackson Population

Demographic information was obtained from the ESRI Community Analyst which includes information on housing, race, education, and employment. Data captured for the Historic Jackson planning process provides an overview of the neighborhood population. The demographics tell the story of the people that call the neighborhood home and allow us to understand their needs. These demographics enable comparisons between different years to see how the population has changed.

Population Count

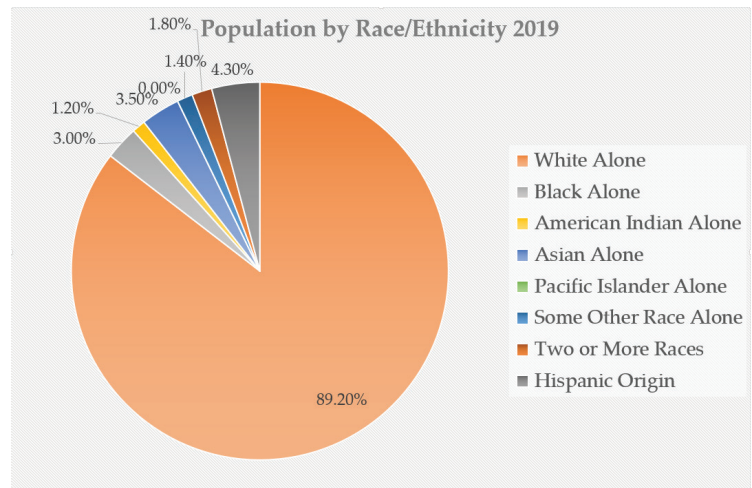
According to the ESRI data, 508 people lived in the Historic Jackson neighborhood in 2019 and had a median age of 24 years old. ESRI estimates that by 2024 the population of the neighborhood will grow to 512, which is a slight increase over the next 5 years. Less than 1% of the 66,729 residents in Oshkosh reside in the Historic Jackson neighborhood, which is approximately one square mile of the city's total area.

Key Characteristics

High Percentage of White Residents - The ESRI data shows that as of 2019, 89.2% of the Historic Jackson residents were white, followed by 4.3% of Hispanic Origin, 3.5% Asian, 3.0% Black, 1.2% American Indian, 1.8% two or more races, and 1.4% other race.

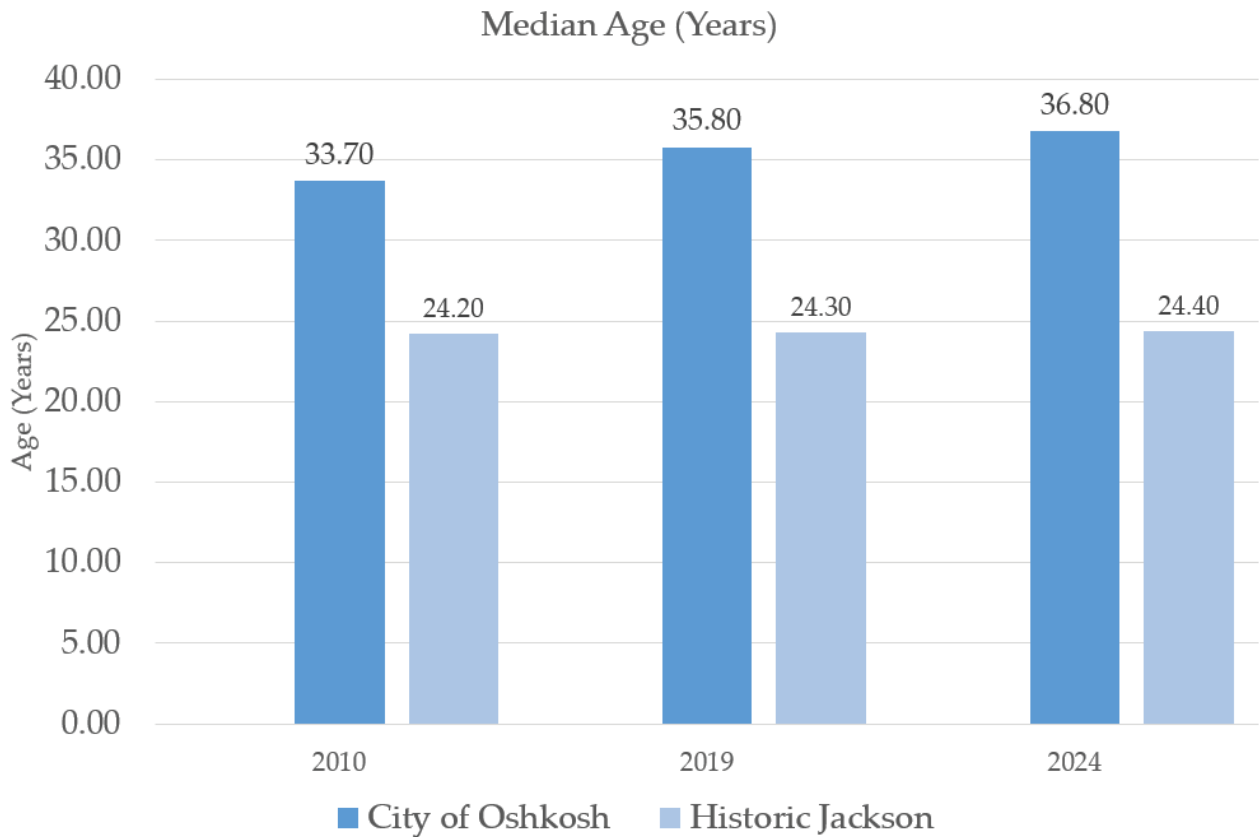
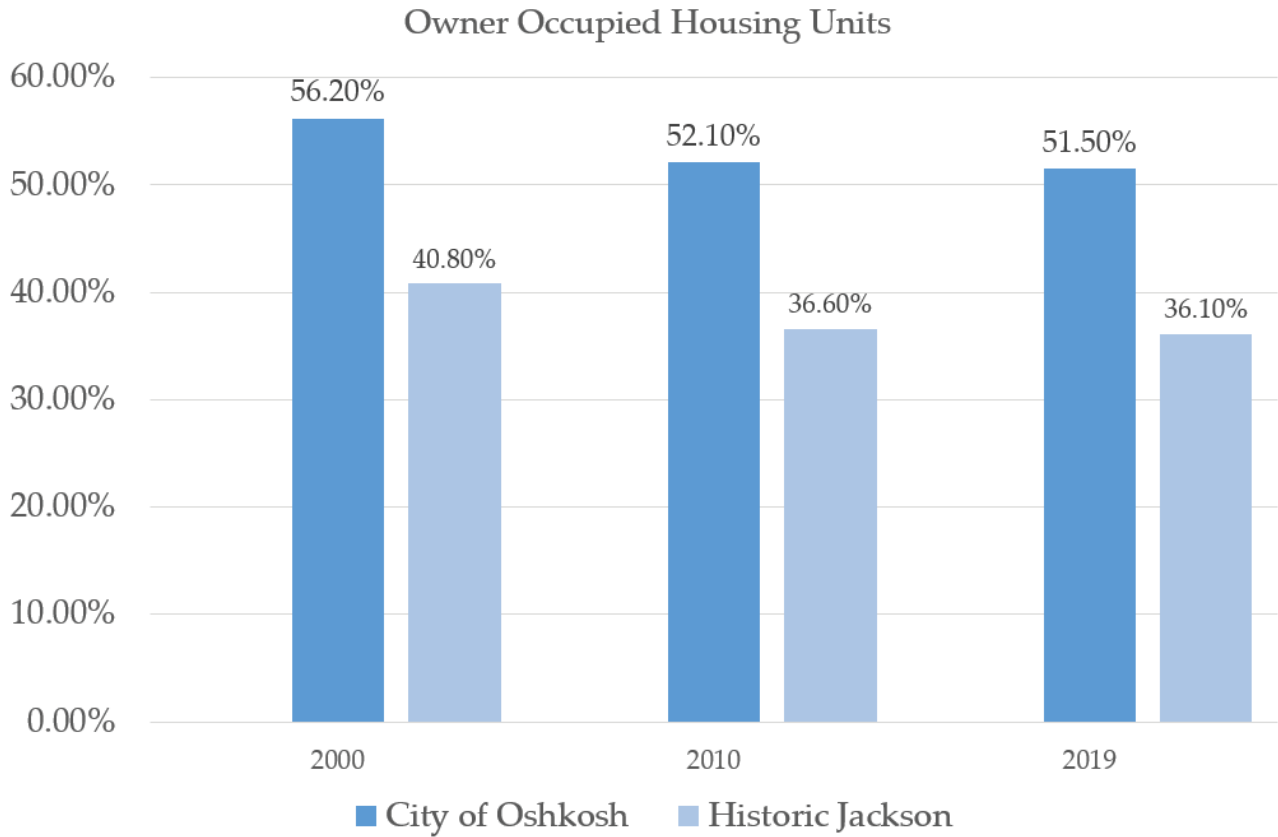
Income - The median household income of Historic Jackson residents is \$33,792. This is significantly lower than the median of \$45,708 for the City of Oshkosh, this may be a result of the higher student population and proximity to the university.

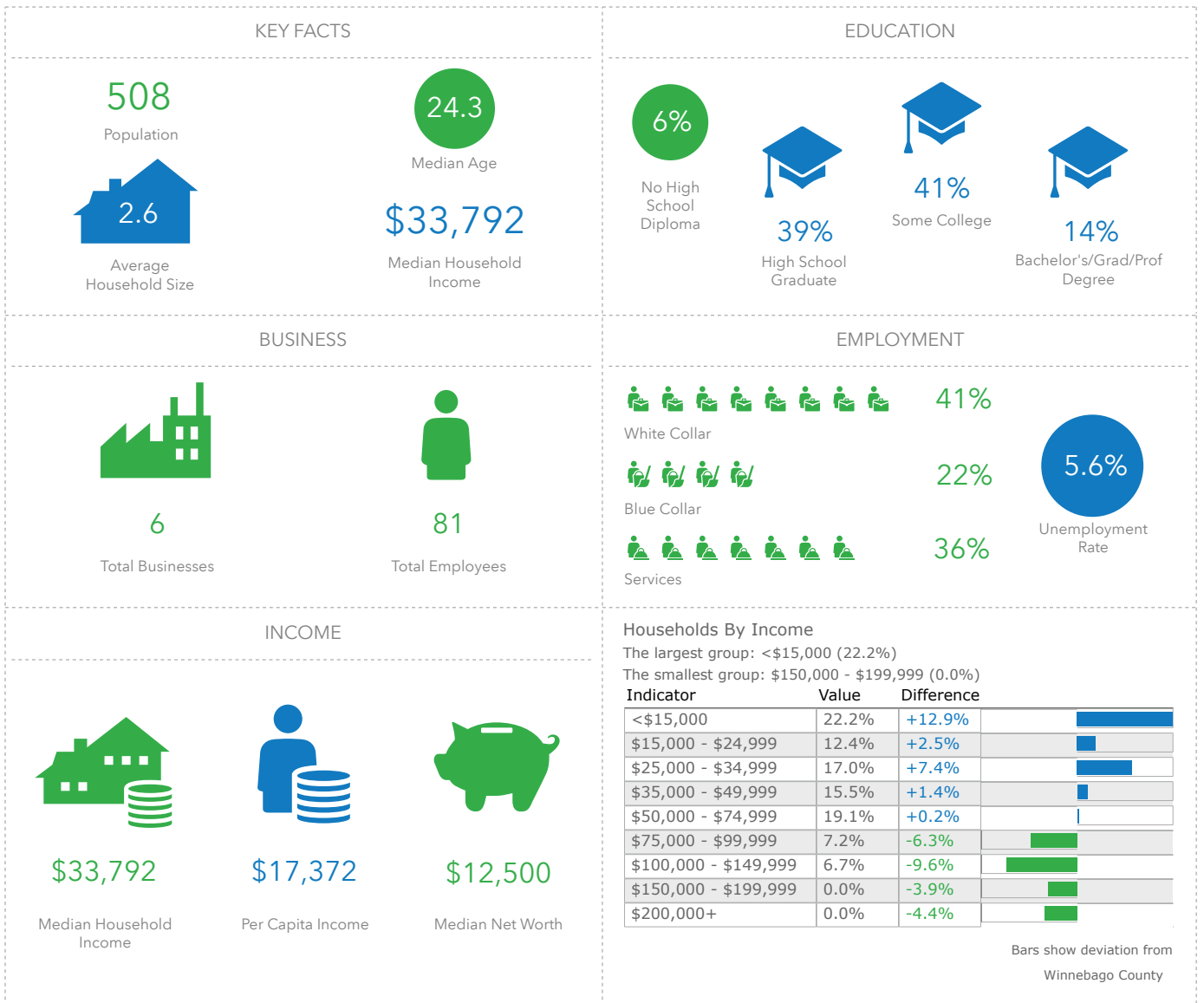
Education level - Approximately 10.5% of the neighborhood population holds at least a Bachelor's degree and this is lower than the City of Oshkosh at 25.2%, this may be a result of the higher student population and proximity to the university.





Population Tables & Figures

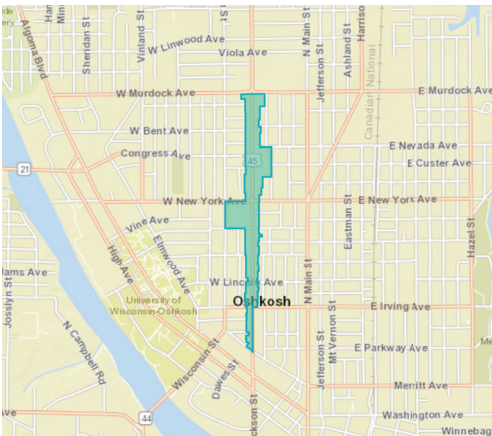




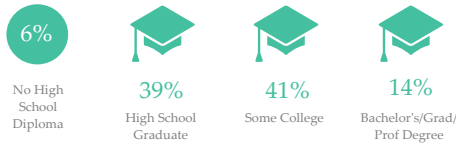
DEMOGRAPHIC PROFILE

Historic Jackson Drive

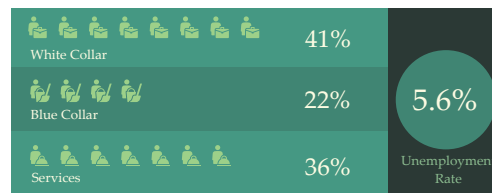
Area: 0.09 square miles



EDUCATION



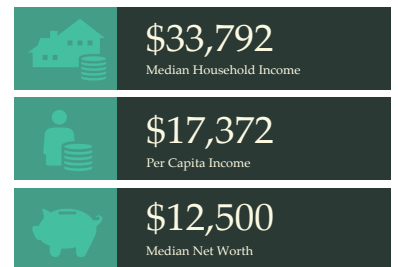
EMPLOYMENT



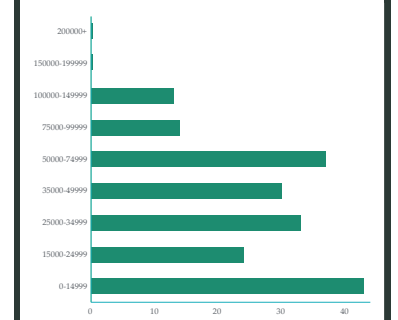
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



3 Visioning

During the planning process, Historic Jackson residents worked to identify several strengths of their neighborhood. A visioning session was held and residents noted several areas that they would consider strengths. The residents also highlighted areas where they believed their neighborhood could improve. The neighborhood identified assets and opportunities as part of the visioning process. These assets and opportunities helped the planning team determine the current state of the neighborhood. The current state provided a baseline that informed planning efforts and allowed the planning team to form goals and objectives to improve the neighborhood long term.

The Visioning session took place on August 8th, 2019, and was well attended by Historic Jackson residents. Residents worked with staff and each other to brainstorm potential mission and vision statements, long term outlooks for the neighborhood, assets and opportunities. City staff compiled information from the session to include in the neighborhood plan and form goals, objectives, and action items. The assets and opportunities the planning team identified are listed on the following pages.





Opportunities

- Rental Inspection Procedures
- Rental property maintenance
- Poor Landlords
- Limit number of rentals, cap
- Increase homeownership
- Rental signage
- Distance standards on number of rentals
- Parking: need more, illegal parking
- UWO could be more involved
- Declining Property Values
- Noise: Traffic, neighbors
- Terrace Trees
- Litter / Garbage Bins
- Snow removal process
- Increase terrace width
- Minor Vandalism
- Drunk People
- Re-engineer street/Traffic Calming
- Pedestrian improvements: school crossing
- Public Park Space
- Lighting: Historic, Pedestrian scale
- Placemaking: gateway, arbor on sidewalk
- Reroute highway 44
- Maintain storm sewers

Assets

- Historic district
- Proximity to amenities
- Good neighbors
- Quality houses 65%
- Diverse ethnicity and ages
- Positive student energy
- Proximity to academic institutions
- Unique & Diverse architecture
- Top quality housing
- Gateway of Jackson St.
- Safe, Low Crime
- Feeling of safety
- Multi-modal transportation: Go-Transit
- Proximity to Downtown
- Farmers Market
- Access to Public Library
- Access to YMCA
- River & Lake
- Engaged leadership
- School District properties: parks
- Near Riverwalk

Plan Development

The development of the Historic Jackson neighborhood plan began in early 2019 with the organizing of the neighborhood planning team. A neighborhood survey was developed in spring of 2019. Data collection on the existing physical conditions of the parcels occurred during spring 2019 and was completed by April 2019. Analysis of survey results occurred in the months to follow.

In summer 2019, city staff and HJNA residents met to start creating a plan for Historic Jackson. A Visioning session was scheduled for August 2019. Residents began to identify what they valued most about the Historic Jackson neighborhood using the Assets and Opportunities exercise. Residents worked to answer the question of where they wanted to see their neighborhood go over the next 10 years. After this, residents worked collaboratively to develop a vision statement for Historic Jackson. Finally, residents had the opportunity to present these statements to the larger group and City staff then worked with them to develop a process for creating the neighborhood plan going forward.

Goals and action items for the plan were developed from August through December 2019 at a series of monthly neighborhood meetings where neighbors provided input to city staff. As each of the four main plan categories (Image, Market, Physical Conditions, and Neighborhood Management) were completed, city staff sought comments from the neighborhood group. After a lengthy hiatus, the planning process was reinvigorated in 2021 and was adopted by **Common Council on January 11, 2022.**

February
2019

Parcel
Observations

March
2019

Develop
Neighborhood
Planning Team

August
2019

Survey
Developed

September
2019

Survey
Distribution &
Collection

Fall
2019

Survey Analysis

September
2019

Visioning
Session



Neighborhood’s Role

- Form a Neighborhood Planning Team that is representative of the neighborhood
- Work with City staff to develop meeting and workshop agendas and determine a regular meeting place
- Determine the plan’s goals, objectives, and action items
- Take an active role in the implementation of the plan
- Help City staff with periodic updates to the plan

City Staff’s Role

- Demographic, land use, and zoning data
- Research and analysis
- Maps
- Field Data
- Tools to identify, clarify, and prioritize issues
- Methods to determine goals, objectives, and action items
- Coordination with other departments and city services
- Assistance with plan implementation
- Final plan development or creation
- Aid in updating adopted plans





4 Image



Neighborhood Image pertains to one's perception of the Historic Jackson Neighborhood. If the neighborhood has a strong positive image, this will contribute to positive perceptions in the minds of the neighborhood residents, community members, and visitors from outside Oshkosh. A person's perception of the neighborhood will impact whether the person wishes to stay in or return to the neighborhood. If the Historic Jackson Neighborhood is regarded highly, a resident or visitor will have a higher chance of remaining in the neighborhood long-term. The planning process examines image and what positive or negative factors strengthen or weaken the neighborhood's image.

Compared to other neighborhoods, the Historic Jackson Neighborhood does not contain many amenities within its borders, however it does enjoy close proximity to many resources. The neighborhood is in walking distance to downtown which includes shopping, dining, and the Riverwalk. The University of Wisconsin-Oshkosh is located just west of the neighborhood, and Merrill Elementary and Middle School is located to the east. To the south nearby amenities include multiple churches, City Hall, Oshkosh Police Department, Oshkosh Food Co-OP and Winnebago County Courthouse. The neighborhood includes a portion of the Irving-Church Historic District and the Morgan House.

During the visioning session, residents considered the Irving-Church Historic District, proximity to amenities, quality houses, and engaged leadership as assets of the Historic Jackson Neighborhood. Many of the residents have lived in the neighborhood for many years and their first-hand stories are also important to the neighborhood. The Jackson Street corridor is a significant gateway serving as a first impression to the city as emphasized by residents.

Along with the many neighborhood assets, residents recognized key areas of opportunity. Residents noted the design of Jackson Street, 18" terraces, and the speed of the traffic as areas that required improvement. The residents' input indicated that the 4-lane road configuration and safety issues (106 crashes in 2018, 86 crashes in 2019, 74 crashes in 2020) were some of the major detriments to the neighborhood image. After reflecting on the roadway changes made in 2001, some residents felt there was still room for improvement and in 2019 they began working with city staff to address their concerns. The result of resident efforts led to Common Council adopting the Jackson Corridor Safety Study. This chapter examines the neighborhood image and presents objectives and action items that the neighborhood can implement to improve the Historic Jackson neighborhood image.

Goal: Re-establish a sense of place in the Historic Jackson Neighborhood.

Objective 1: Enhance and maintain perceptions of the Historic Jackson Neighborhood in the minds of residents and visitors.

Action 1: Create a marketing plan to promote the Historic Jackson Neighborhood as a neighborhood of choice for homeowners.

Action 2: Partner with the Greater Oshkosh Healthy Neighborhood Incorporated to create a uniform welcome packet.

Action 3: Develop a Welcome Committee and distribute welcome packets to new residents as they move into the Historic Jackson Neighborhood.

Action 4: Create education program for rental tenants.

Objective 2: Collaborate with community partners to promote the Historic Jackson Neighborhood as a great place to live, work, relax and play.

Action 1: Encourage property owners to work with Landmarks Commission to designate their properties as historic and participate in the historic plaque program.

Action 2: Encourage property owners to utilize existing programs for property improvement.

Objective 3: Ensure that properties within the neighborhood are maintained.

Action 1: Collaborate with City Planning and Inspections staff to create an education program on property maintenance.

Action 2: Distribute informational materials on available City programs for rehabilitating and enhancing the curb appeal of properties.

Action 3: Partner with local real estate agents to share information on the neighborhood and available incentives to new residents.

Action 4: Encourage code enforcement by communicating code violations to appropriate city department.

Action 5: Cultivate the relationship between landlord and the neighborhood.

Objective 4: Ensure the preservation of the neighborhood's historic homes.

Action 1: Create and distribute informational materials and preservation incentives for historic homes.

Action 2: Partner with the Landmarks Commission and Economic Development Division to create incentives for designating properties as landmarks under the local preservation ordinance.

Action 3: Create a booklet about Historic Jackson (available online) and host an historic walking tour to various historic properties in the neighborhood.

Action 4: Refer historic property owners to the Landmarks Commission for assistance during the process of restoring and preserving their historic homes.

Action 5: Continue promotion of available tax credit programs for projects involving historic



5 Market



The Historic Jackson Neighborhood is a central corridor in the City, providing access to Interstate 41 to the north and proximity to the UW-Oshkosh campus and downtown areas on its south end. The residents have access to the Riverwalk, parks, educational opportunities, area businesses and housing options. The neighborhood includes approximately 208 housing units in 173 properties occupied by residents including students, families, and retirees. A number of residents have lived in the neighborhood for several decades. Historic Jackson shares borders with the Bent Woods, Congress Field and Middle Village Neighborhoods.

Historic Jackson residents can enjoy the urban setting and its close by amenities. In 2019, the median household income for the Historic Jackson Neighborhood was \$33,792 and the median home value was \$87,500. The average age of the neighborhood residents was 24.3 years old which was significantly lower than the City median age of 33.6 years for 2019. This would suggest that a large percentage of students and young adults likely live in the neighborhood. The largest single age bracket in 2019 was the 15-24 year old age group with 42.0% of the neighborhood population. This information may be impacted as a result of a large student population residing in the neighborhood.

The neighborhood is geographically unique as it consists of a strip of properties along both sides of Jackson but very few additional properties outside of this strip. Almost all of the properties in the neighborhood are residential, but a couple commercial properties exist on the northern edge of the neighborhood. Due to the high proportion of residential properties in the neighborhood, most of the market related action items will pertain to the residential market.

Based on conversations with the residents, the neighborhood would like to see an increase in the proportion of owner-occupied housing units. As of 2019, ESRI data indicated that over half (57.2%) of housing units were rentals. The neighborhood contains a majority of older and historic homes (1860-1930) and residents have expressed a desire to maintain the integrity of diverse architecture of these homes. Moving forward, the neighborhood would like to see more investment in the housing stock. Residents indicated that increased investment in the housing stock and a plan to improve safety along Jackson Street would enhance the Historic Jackson Neighborhood.

The planning team identified opportunities to improve the residential market within the Historic Jackson Neighborhood. Some of these examples include:

- Encouraging additional investment in the houses along the Jackson Street corridor to enhance their appearances and convey pride of place.
- Educating homeowners and potential homebuyers on financial incentives available for housing rehabilitation and purchasing of homes in the neighborhood.
- Continuing efforts to increase homeownership and preservation of the homes located in the Irving-Church Historic District.
- Implementing design changes to Jackson Street to increase the safety and experience.
- Working with the City Forester for UFC grant to plant trees on private properties returning to a tree-lined street replacing the many terrace trees lost in the road widening.
- Encouraging UW-O staff, City Hall employees, Police and County Employees to purchase homes on Jackson Street with incentives through a Walk to Work Program to revitalize and provide neighborhood stability.
- Involving UW-Oshkosh more in the neighborhood and its activities.
- Maintaining and improving all modes of transportation including walking and bicycling.

The following provides market data on the Historic Jackson Neighborhood compared to the City of Oshkosh as a whole.

Successful market efforts will want to do more than focus solely on the housing. They will need to encourage public and private investment by residents, businesses, and stakeholders. This Plan chapter includes strategies to increase investment in the neighborhood and ensure the neighborhood's continued viability and health long-term.

Goal: Encourage public/private partnerships within the Historic Jackson Neighborhood to enhance market conditions.

Objective 1: Promote reinvestment in the residential real estate market.

Action 1: Continue to market available homebuyer assistance programs to encourage homeownership.

Action 2: Identify residential properties and encourage community partners to acquire and rehabilitate (Oshkosh Healthy Neighborhoods, Housing Authority, Habitat for Humanity-Oshkosh, City and local developers).

Action 3: Market available housing improvement programs to encourage housing reinvestment.

Action 4: Explore developing a "good neighbor" contest/award to recognize property owners that invest in their homes.

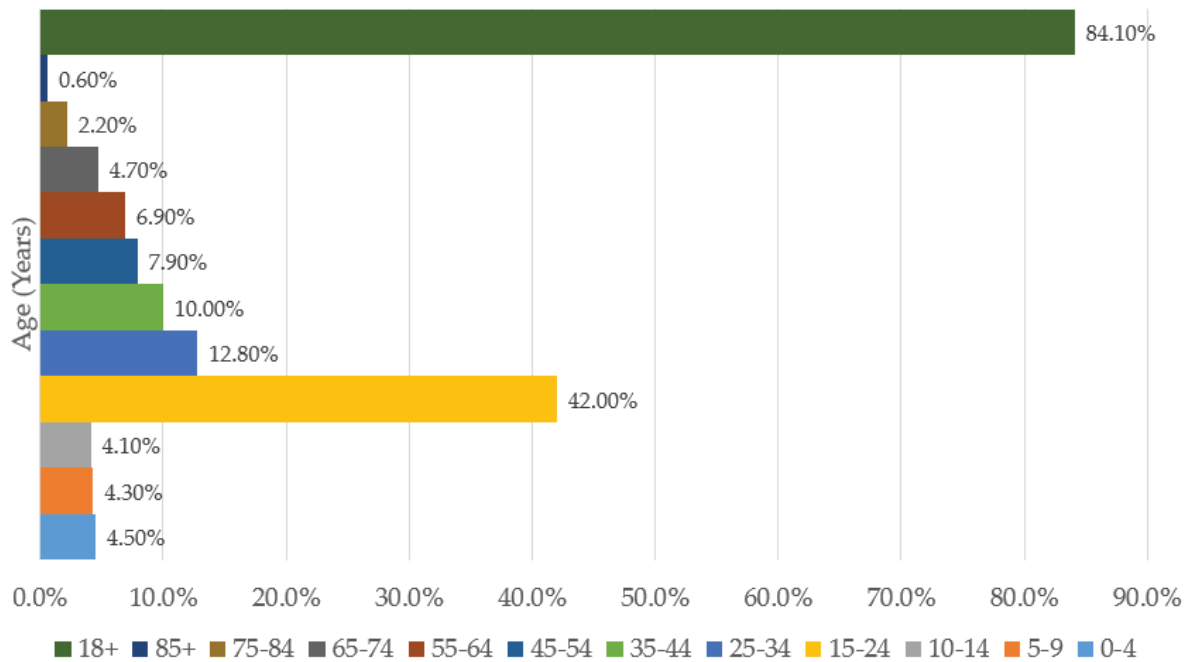
Action 5: Collaborate with local realtors and real estate firms to organize a neighborhood tour of homes or host an open house.

Action 6: Explore the potential of expanding the Irving-Church Historic District to include additional homes in the Historic Jackson Neighborhood. (A possible new historic district north of New York IF there are enough contributing homes that have not been compromised)

Action 7: Market available Historic Tax Credit programs to eligible property owners in the neighborhood.

Action 8: Encourage high quality design plans for in-fill housing projects.

2019 Population by Age



Objective 2: Encourage (re)development that enhances the residential and commercial real estate market.

Action 1: Create a neighborhood outreach group to communicate with property owners to assist in determining ways to maintain and enhance the appearance of residential properties.

Action 2: Encourage residential real estate development of vacant land available in the neighborhood.

Action 3: Collaborate with local commercial business owners to encourage reinvestment in curb appeal enhancements.

Action 4: Explore ways of creating a gateway feature in neighborhood.

Action 5: Utilize city loan programs to enhance and maintain properties.

Objective 3: Maintain access to a diverse set of local commercial, service, and retail uses.

Action 1: Promote neighborhood businesses and organizations at neighborhood events, in newsletters, and marketing materials.

Action 2: Explore collaboration with the GO-EDC to promote existing and new businesses north of Murdock Avenue, adjacent to the Historic Jackson Neighborhood.

Action 3: Work with the City to implement the Jackson Corridor Safety Study and Quality of Life Analysis.

	City of Oshkosh	Historic Jackson
Population Summary		
2000 Total Population	64,784	510
2010 Total Population	66,395	498
2019 Total Population	67,292	508
2019 Group Quarters	6,742	1
2024 Total Population	68,145	513
2019-2024 Annual Rate	0.25%	0.20%
2019 Total Daytime	75,987	315
Workers	44,442	55
Residents	31,545	260
Household Summary		
2000 Households	24,733	195
2000 Average Household Size	2.32	2.59
2010 Households	26,269	189
2010 Average Household Size	2.24	2.63
2019 Households	27,129	194
2019 Average Household Size	2.23	2.61
2024 Households	27,600	197
2024 Average Household Size	2.22	2.6
2019-2024 Annual Rate	0.34%	0.31%
2010 Families	13,918	71
2010 Average Family Size	2.90	3.15
2019 Families	14,251	73
2019 Average Family Size	2.88	3.12
2024 Families	14,393	74
2024 Average Family Size	2.87	3.11
2019-2024 Annual Rate	0.20%	0.27%
Median Household Income		
2019	\$48,057	\$33,792
2024	\$53,140	\$36,970
Median Home Value		
2019	\$133,206	\$87,500
2024	\$143,157	\$90,000
Per Capita Income		
2019	\$25,471	\$17,372
2024	\$29,051	\$19,741
Median Age		
2010	33.7	24.2
2019	35.8	24.3
2024	36.8	24.4

	2000	2010	2019
Owner Occupied Housing Units			
City of Oshkosh	56.20%	52.10%	51.50%
Historic Jackson	40.80%	36.60%	36.10%
Renter Occupied Housing Units			
City of Oshkosh	38.50%	38.50%	41.20%
Historic Jackson	53.90%	56.90%	57.20%
Vacant Housing Units			
City of Oshkosh	5.30%	7.20%	7.50%
Historic Jackson	5.30%	6.40%	6.70%



6

Physical Conditions



Throughout the planning process there were many conversations regarding the function and safety of Jackson Street and intersecting streets within the Historic Jackson Neighborhood. The City of Oshkosh and the Historic Jackson Neighborhood have partnered on a project to analyze the safety of the corridor. Jackson Street is a focal point of the neighborhood and a major corridor for the city. The corridor includes 17 intersections, including Murdock Avenue and Church Avenue. The corridor travels through a predominantly residential neighborhood with pedestrian needs for students. There are three controlled intersections including New York Avenue, Irving Avenue and Church Avenue. In 2001, the Wisconsin Department of Transportation (WisDOT) reconstructed Jackson Street from approximately Hobbs Avenue to Church Avenue. The street was altered from a two lane to a four lane roadway with no on street parking. The alterations included increasing the surface width resulting in the reduction of terrace widths. Sidewalks are now closer to the travel lane than prior to reconstruction which reduced 5' terraces to 18" impacting the ability to plant in the terrace, snow removal, pedestrians and residential driveway access. North of New York Avenue, the right of way extends beyond the location of the sidewalk approximately 3' on both sides. The corridor received another alteration in 2010, serving as the first roundabout located in the City of Oshkosh at the Jackson Avenue and Murdock Avenue intersection. The first rectangular rapidly flashing beacon (RRFB) system was installed at the roundabout in 2013 to help with pedestrian crossings. In 2017, overhead pedestrian crossing signs with flashing LED lights were installed north and south of the New York Avenue and Jackson Street intersection, which are activated to accommodate school crossings. In 2018, the Traffic and Parking Advisory Board recommended and the Common Council approved an ordinance to prohibit left turns from Jackson Street onto New York Avenue from 3 – 7 p.m. Monday through Friday. This has resulted in a decrease of crashes during this time period. At New York Avenue, there were 16 crashes in 2018, 10 in 2019, and 7 in 2020, 9 ½ months during COVID with less traffic.

Historically, residents have recommended the undergrounding of overhead utilities for safety and Gateway aesthetics. The neighborhood leadership team believes this will help improve the physical appearance of the corridor and improve access to housing in the event of fire. Barriers exist that make undergrounding utilities costly and difficult to implement.



Creating a tree planting program on private properties could help mitigate air and noise pollution, as well reduce solar heat gain on pavement, mitigate storm water runoff and restore the original tree canopy.

During the planning process, public transportation was discussed as it pertained to students and adults. GO-Transit manages ten routes city-wide with two of them going directly through the neighborhood. Route 2 Main/Jackson and Route 3 FVTC/ New York serve the neighborhood. The Market Street bus station, located outside the neighborhood boundary, accommodates six of the ten routes. Bus trips originating in the Historic Jackson Neighborhood have access to the entire bus network via the Market Street bus station. Residents have expressed an interest in improving the experience of using GO-Transit in the neighborhood.

The City of Oshkosh Bicycle and Pedestrian Master Plan was adopted in 2019 and recommends strategies for improving bicycle and pedestrian transportation throughout the Oshkosh area. Historic Jackson residents indicated a strong desire for a safe, efficient, and diverse transportation network within the neighborhood to support the active residents that live there. There are existing bike routes on two major east-west streets, Irving Avenue and New York Avenue. North Main Street located outside neighborhood offers a nearby north-south route. In the surrounding neighborhoods additional bicycle infrastructure is proposed on Wisconsin Street. The citywide bicycle facility recommendations map is located in Appendix D. Many bicyclists and walkers use Jackson Street for the convenience to schools and businesses located north of Murdock.

In the winter of 2019, the City of Oshkosh partnered with students from University of Wisconsin – Oshkosh to assist with neighborhood parcel observations. The students gathered original data from field research within the neighborhood boundaries. The results indicated potential for improvements that could enhance the conditions of paint/siding, porches, front steps and windows on residential buildings.

The objectives below were developed to ensure residents are informed of strategies available to improve the physical conditions of the neighborhood.

Goal: Attract public and private investment in the Historic Jackson Neighborhood to improve historic character of the area.

Objective 1: Ensure maintenance of public and private spaces including East Hall Park, Jackson Athletic Field

Action 1: Encourage private property owners and businesses to make enhancements to their properties.

Action 2: Install historic lighting through the entire neighborhood to match the area from Church Avenue to Irving Avenue.

Action 3: Pursue undergrounding utility lines to improve aesthetics and curb appeal of neighborhood, if possible.

Action 4: Create a landscaping plan for the property.

Objective 2: Encourage well maintained multi-modal transportation facilities.

Action 1: Coordinate with the City of Oshkosh Department of Public Works to ensure neighborhood understanding of the current Capital Improvement Program and provide input prior to implementation.

Action 2: Work with the Department of Public Works to ensure residents are aware of future road reconstruction projects.

Action 3: Advocate implementation of facility recommendations based on the Bicycle and Pedestrian Master Plan and encourage biking in the neighborhood.

Action 4: Advocate for continued access to public transportation for diverse populations.

Action 5: Ensure maintenance of lane and crosswalk painting.

Action 6: Ensure full implementation of Jackson Corridor Safety Study and Quality of Life Analysis.

Objective 3: Pursue opportunities to enhance public spaces and infrastructure.

Action 1: Promote the development of public art and beautification projects specifically a gateway feature that helps establish the north and south entrances to the neighborhood.

Action 2: Pursue opportunities to partner with the Public Arts and Beautification Committee or other groups working to beautify the neighborhood to further develop a sense of place and pride.

Action 3: Ensure that the neighborhood participates in the Merrill Middle and Elementary School development plans.

Action 4: Extend Historic Lighting from Irving to Murdock to create a sense of neighborhood.

Action 5: Develop a plan to underground the overhead utilities.

Action 6: Create a plan with the City Forester to plant trees along the neighborhood corridor on private property.

Action 7: Utilize the Great Neighborhoods Program as potential funding source for public improvement projects.





7 Neighborhood Management



The Historic Jackson Neighborhood is an active association. It's common for neighborhood leaders to make efforts to meet residents to form strong connections. Historic Jackson participates annually in events and is often present at monthly Healthy Neighborhoods Alliance meetings organized through GO-HNI. Additionally, they have supported and worked with other neighborhood leaders in the city.

Many factors can contribute towards retaining neighborhood residents in a community. Residents in the Oshkosh community recognize the benefits of community-building and engagement. The goal of facilitating a strong sense of community is outlined in the ONE Oshkosh Strategic Plan. The City of Oshkosh Strategic Plan includes a section called "Strengthen Neighborhoods" which reflects the city's focus on community building and engagement. Neighborhood associations provide several benefits such as coordinating and hosting community events, community service efforts, and providing a mediating role between neighborhood residents and city staff.

The neighborhood holds meetings which allow residents to increase their awareness and voice their opinions about goals and activities. Neighborhood leaders connect with other area stakeholders such as representatives at the Oshkosh Area School District and other local organizations.

The leadership team has made substantial progress and hopes to continue their efforts. Leadership goals could expand with the introduction of neighborhood block connectors. While connecting with rental property tenants can be challenging, block connectors work to ensure communication between area residents and neighborhood leadership. They provide outreach and welcoming efforts for new residents. Connectors link people and assist in building the connections that ensure strong community building. A group of block connectors can often reach more residents than a single leader can. The difficulties in connecting with the many residents in rental properties is the multiple renters in each unit who share a single mailbox, the annual turnover rate, the challenging task to know their names, ignoring literature delivered door to door, and rarely will anyone will answer the door to interact.

The goal and objectives in this plan encourage the Historic Jackson Neighborhood to take the next step in community engagement. Each objective includes a series of actions that explain how the neighborhood may work towards the objective. Some objectives and actions are entirely new and others encourage the neighborhood to capitalize on existing functions. In implementing the actions suggested in this chapter, HJNA can remain at the forefront of community engagement efforts in Oshkosh.



Goal: Foster the ability of Historic Jackson residents to manage day to day neighborhood affairs.

Objective 1: Promote the development and retention of a core neighborhood leadership team in Historic Jackson.

Action 1: Partner with GO-HNI to develop criteria for recruiting new neighborhood leaders.

Action 2: Explore and pursue the educational options available to neighborhood leaders to increase their knowledge and effectiveness in their respective roles.

Action 3: Work to identify block connectors for each block.

Action 4: Develop a succession plan for the smooth transfer of leadership roles from one leader to the next upon stepping down.

Objective 2: Facilitate effective communication and outreach efforts to reach a broad audience regarding neighborhood issues.

Action 1: Publish a Historic Jackson Newsletter and distribute through printed copies, email, and social media. Content could include information on city ordinances, safety, or homes for sale.

Action 2: Provide a welcome packet of neighborhood information containing events, resources, and incentives available to new residents.

Action 3: Partner with GO-HNI and Oshkosh Media Services to create a series of videos and radio messages. These would cover news and events pertinent to the HJNA that could be aired locally.

Action 4: Develop a Historic Jackson website or enhance the existing Facebook page. Create a Facebook management team to improve content.

Action 5: Publish Historic Jackson content in the Oshkosh Senior Center Current, the Oshkosh Herald, and Oshkosh Independent.

Action 6: Partner with the Oshkosh Area School District and University of Wisconsin Oshkosh, and other stakeholders to help create and distribute an event schedule for the HJNA.



Objective 3: Develop social connections and increase involvement in the Historic Jackson Neighborhood.

Action 1: Conduct a neighborhood survey to gauge resident interest levels for potential events, groups, and hobbies.

Action 2: Create neighborhood clubs between people of common interests (book, chess, art, music, knitting, etc.)

Action 3: Create or enhance neighborhood committees to help maintain an email list, inform residents of issues, or public a newsletter (communications, newsletter, safety, welcoming etc.).

Action 4: Further examine the potential of partnerships between the neighborhood association and businesses to host joint events for entertainment, service, and social interaction.

Action 5: Host events year-round including Neighborhood/National Night Out, Safe Halloween, and Holiday Light Up Historic Jackson, and Jackson Street Christmas/Caroling Walk.

Action 6: Partner with university students to create a volunteer team to help with property maintenance such as over grown vegetation, raking leaves or shoveling snow.

Action 7: Identify residents who may struggle with isolation and engage in outreach efforts to include them in neighborhood functions.

Action 8: Ensure that the neighborhood hosts inclusive social events that cater to diverse age and cultural groups.

Action 9: Continue operating the Neighborhood Safety Yard Sign Program.



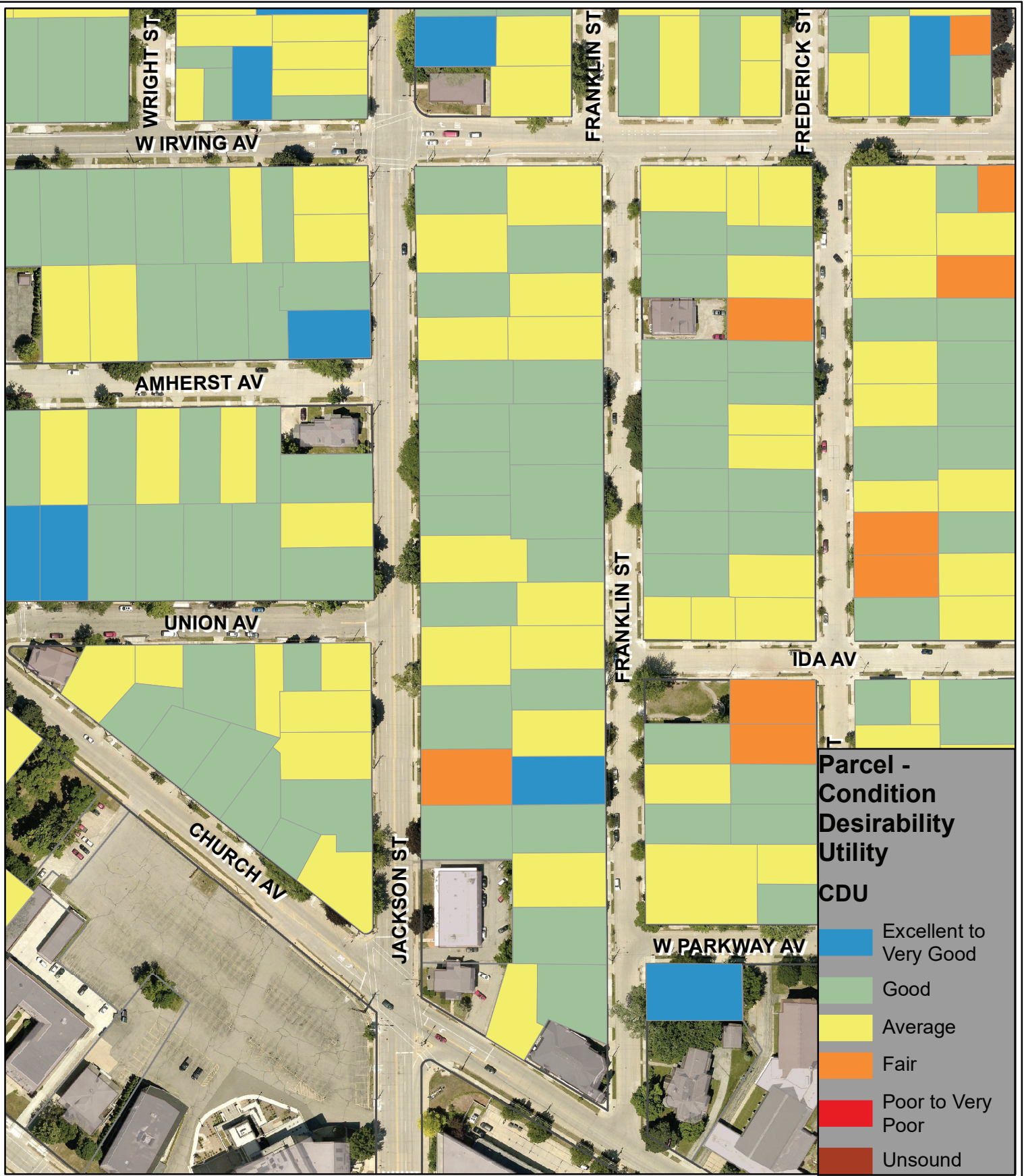
Appendix A

Neighborhood Assessment

During the year long planning process, Planning Services Division staff began tracking neighborhood-wide assessment data to better understand existing conditions within the Historic Jackson Neighborhood. The neighborhood assessment is an important baseline inventory that will continue to be tracked to measure the success of programming in the neighborhood. Below are multiple maps showing available data on existing conditions within the Historic Jackson Neighborhood.

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.



Irving Ave. to Church Ave.

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1 in = 0.03 mi
1 in = 163 ft

Printing Date: 8/4/2020

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New York Ave. to Irving Ave.

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1 in = 0.06 mi
1 in = 304 ft

Printing Date: 8/4/2020


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**Murdock Ave. to
New York Ave.**

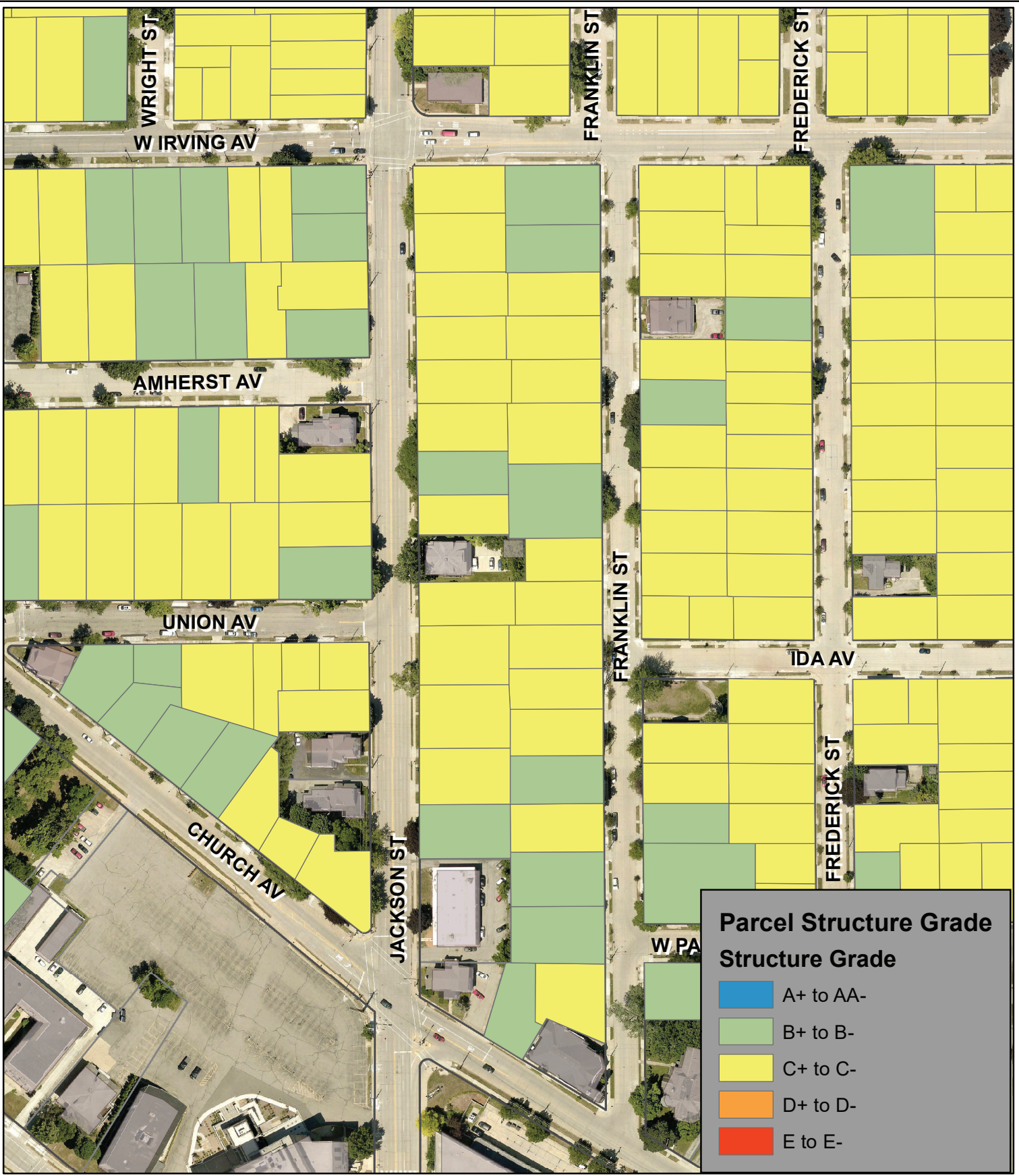
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Grade by Parcel

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.



Parcel Structure Grade
Structure Grade

■	A+ to AA-
■	B+ to B-
■	C+ to C-
■	D+ to D-
■	E to E-

Irving Ave. to Church Ave.

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New York Ave. to Irving Ave.

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**Murdock Ave. to
New York Ave.**

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1 in = 0.06 mi
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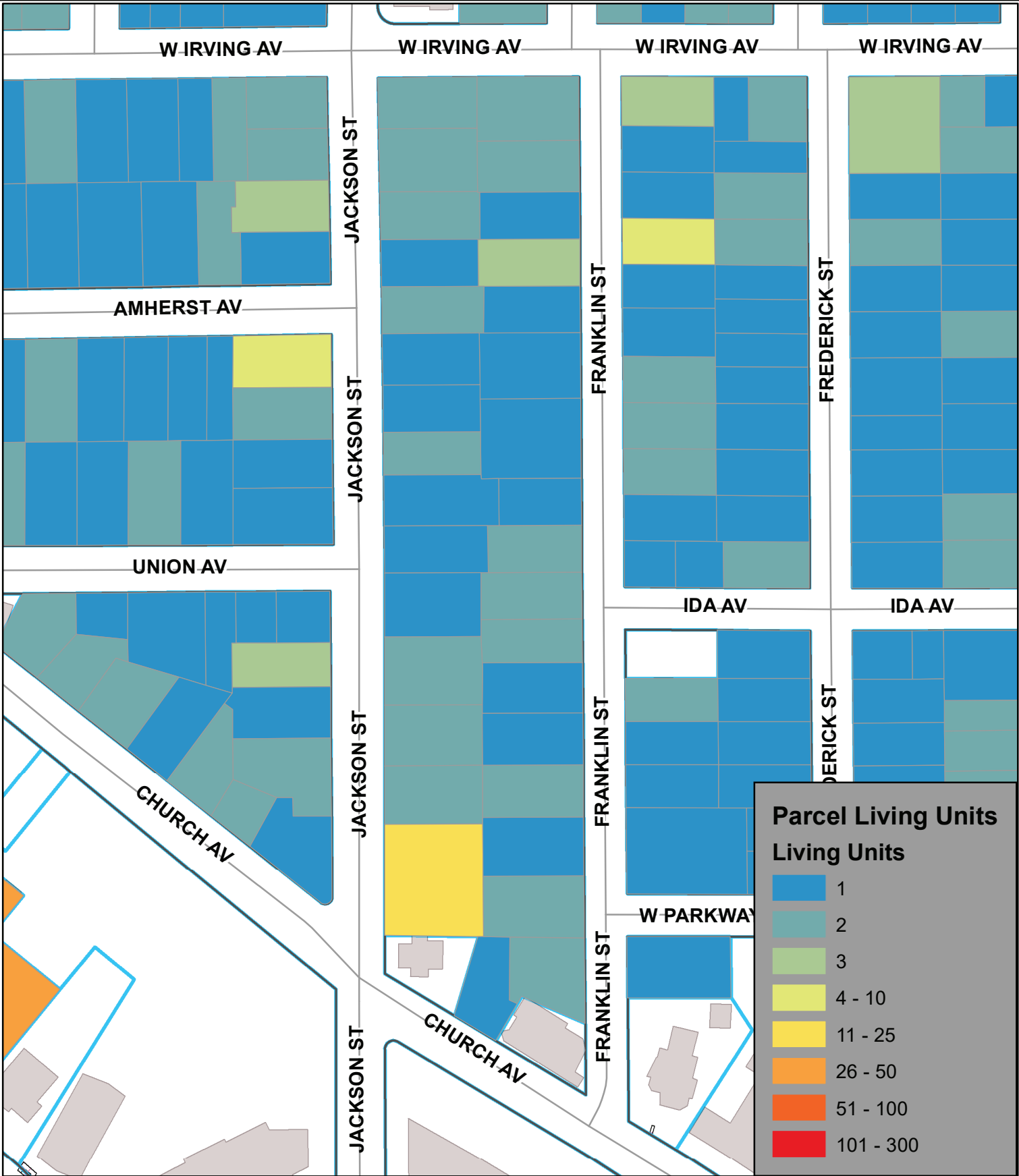
Printing Date: 8/4/2020

Prepared by: City of Oshkosh, WI



Number of Housing Units by Parcel

Homes located within the Historic Jackson 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.



Irving Ave. to Church Ave.

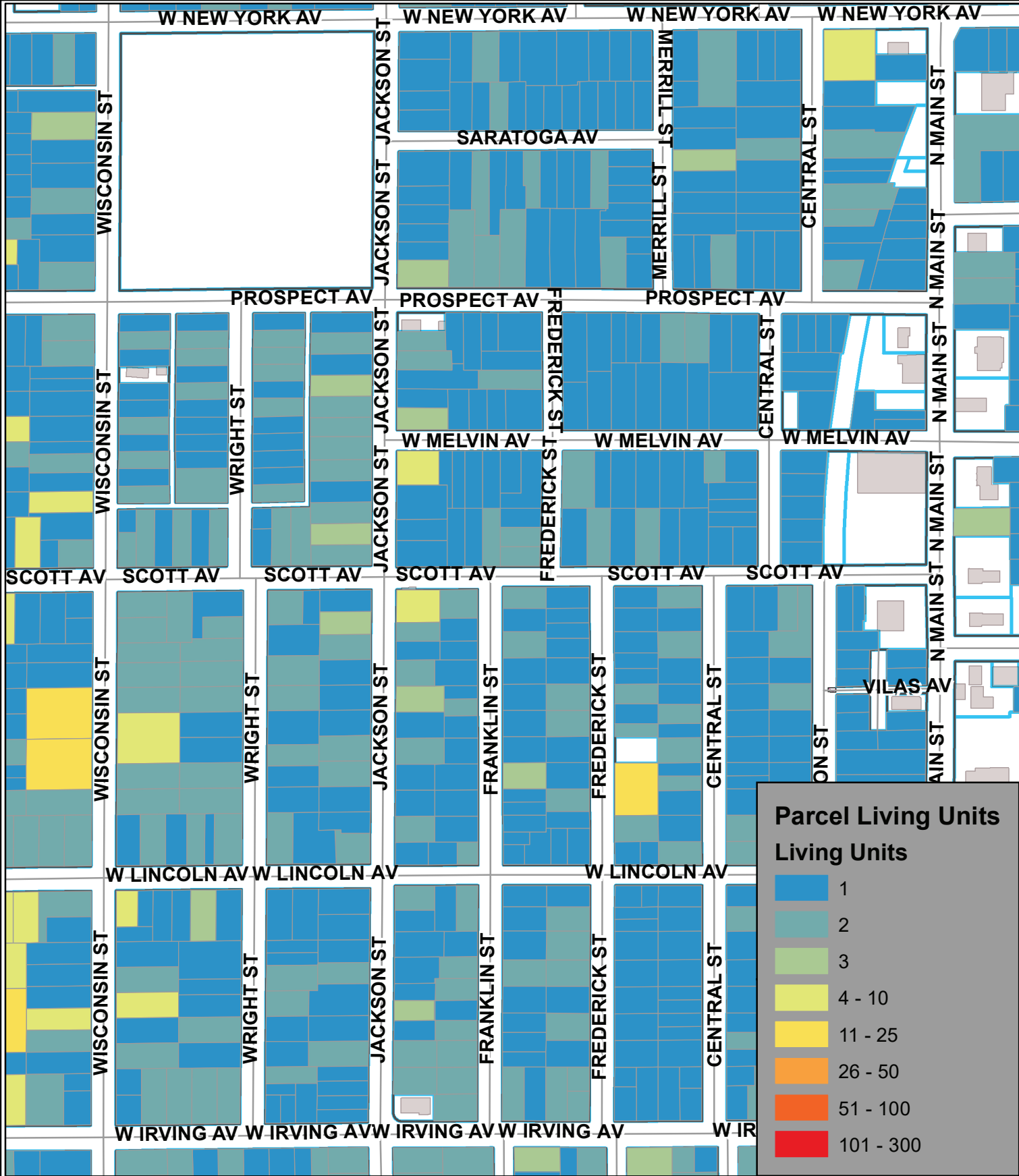
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1 in = 152 ft



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New York Ave. to Irving Ave.

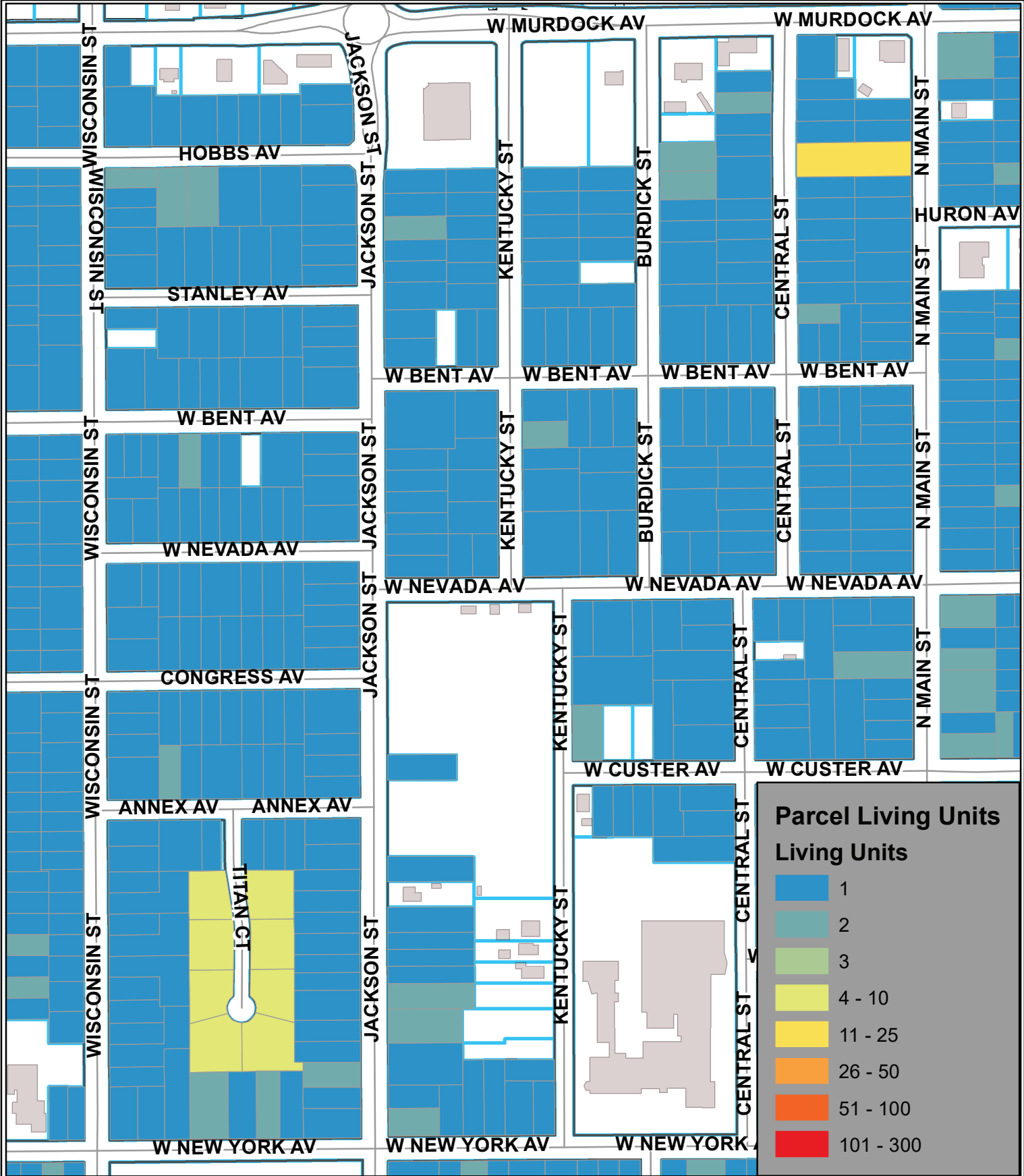
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N
 1 in = 0.06 mi
 1 in = 306 ft

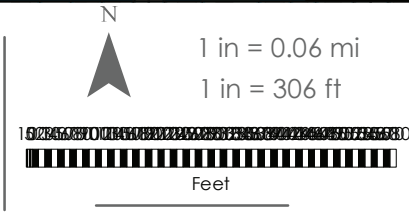


Printing Date: 10/5/2021

Prepared by: City of Oshkosh, WI



Murdock Ave. to
New York Ave.



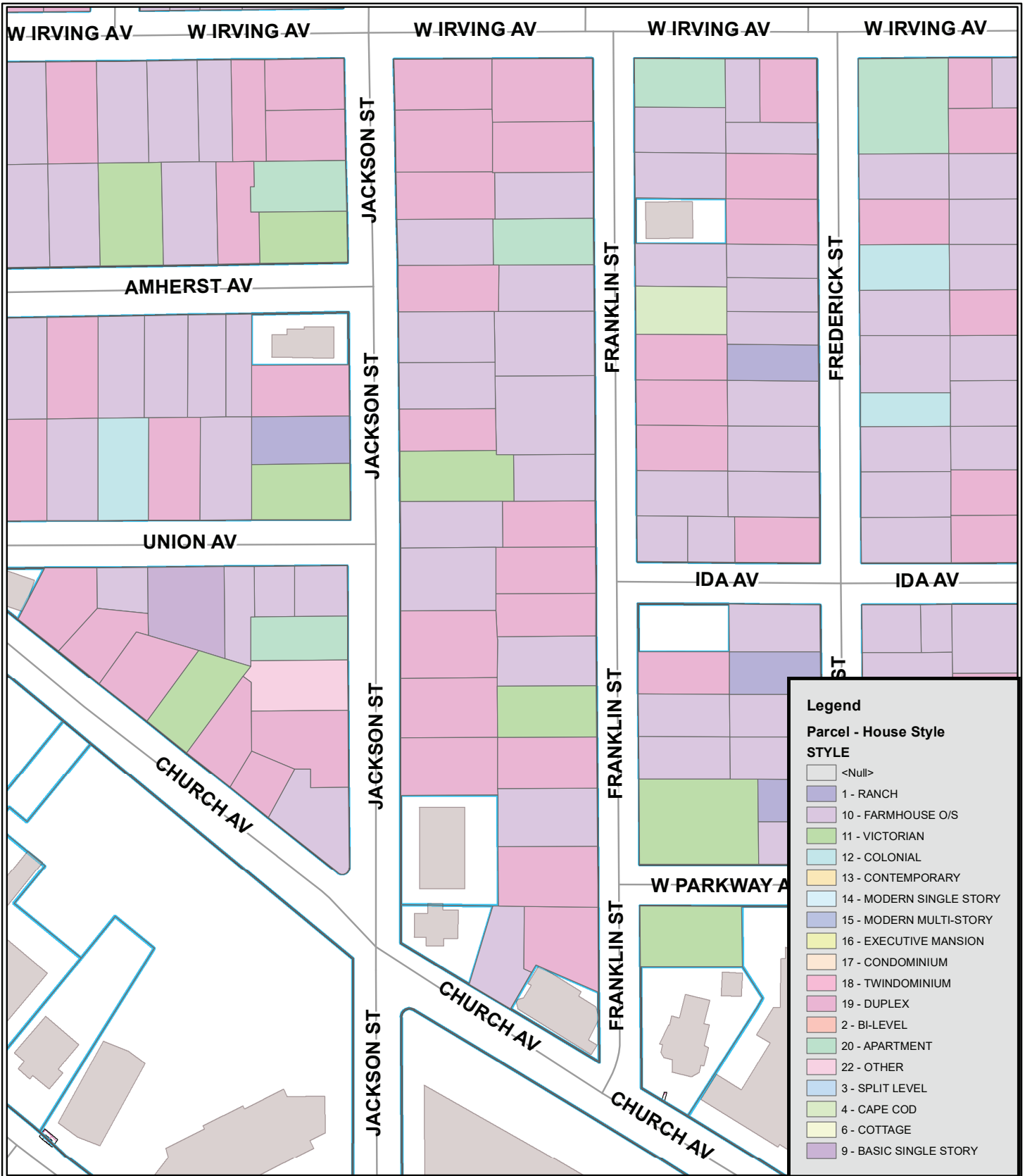
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Housing Style by Parcel

Housing styles in the Historic Jackson neighborhood are primarily classified as “Farmhouse O/S” which is used for homes that were built prior to 1920. More specifically there are examples of Queen Anne, Victorian, Ranch and Colonial architectural style.



Legend

Parcel - House Style

STYLE

[White]	<Null>
[Purple]	1 - RANCH
[Light Purple]	10 - FARMHOUSE O/S
[Green]	11 - VICTORIAN
[Light Blue]	12 - COLONIAL
[Yellow]	13 - CONTEMPORARY
[Light Blue]	14 - MODERN SINGLE STORY
[Dark Purple]	15 - MODERN MULTI-STORY
[Yellow]	16 - EXECUTIVE MANSION
[Orange]	17 - CONDOMINIUM
[Pink]	18 - TWINDOMINIUM
[Light Purple]	19 - DUPLEX
[Light Blue]	2 - BI-LEVEL
[Green]	20 - APARTMENT
[Light Purple]	22 - OTHER
[Light Blue]	3 - SPLIT LEVEL
[Light Green]	4 - CAPE COD
[Light Yellow]	6 - COTTAGE
[Purple]	9 - BASIC SINGLE STORY

Housing Style

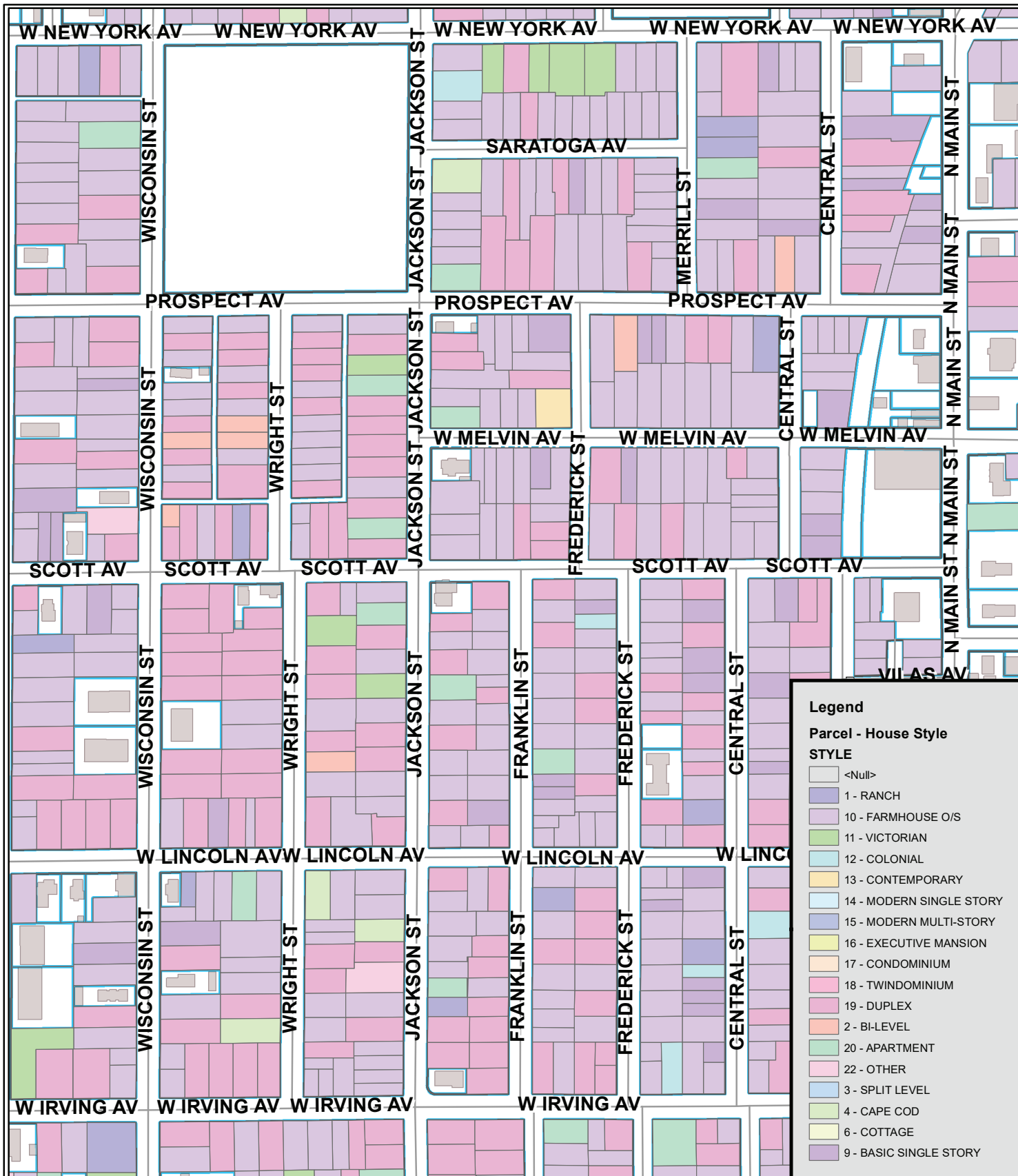
1 in = 0.03 mi
1 in = 154 ft



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Housing Style



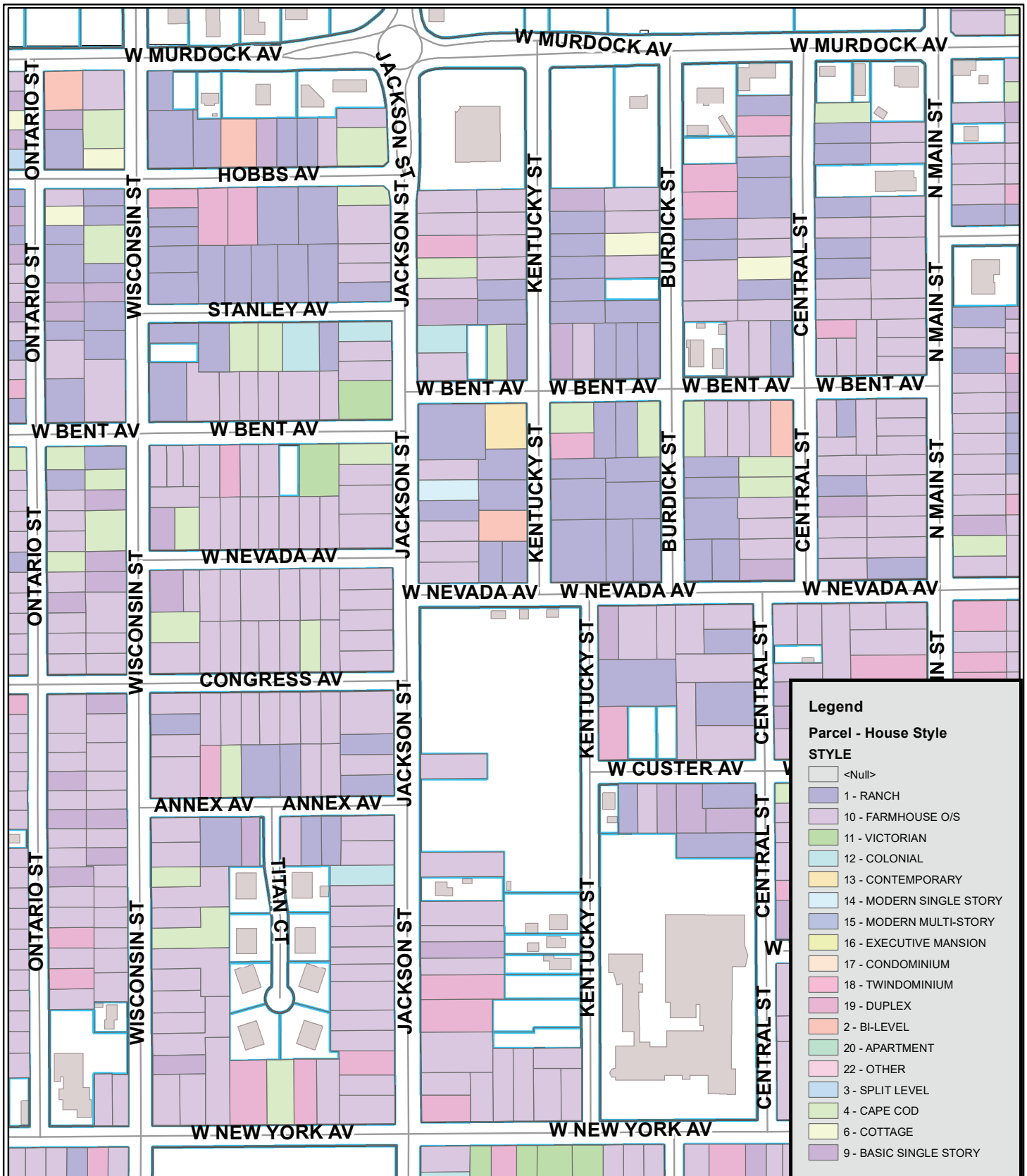
1 in = 0.06 mi
1 in = 317 ft



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Printing Date: 10/28/2021

Prepared by: City of Oshkosh, WI



Housing Style

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1 in = 0.06 mi
1 in = 317 ft



Printing Date: 10/28/2021

Prepared by: City of Oshkosh, WI

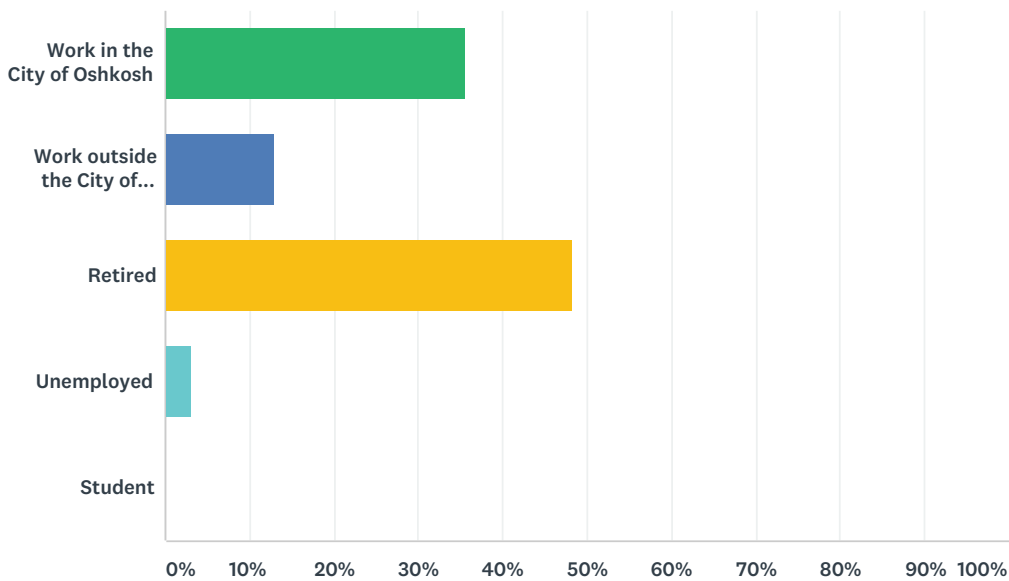
Appendix B

Survey Data

In spring of 2018, members of the Historic Jackson 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 sent out approximately 400 paper copies of the survey which could be returned via a self-addressed envelope. A total of 152 surveys were collected and the following graphs provide an overview of the results. The most prominent theme found within the open ended questions was the desire to see a higher level of property maintenance within the neighborhood. Other comments mentioned crime, the desire to get more involved and anti-rental mentalities.

Q1 Pick the following options that describes you:

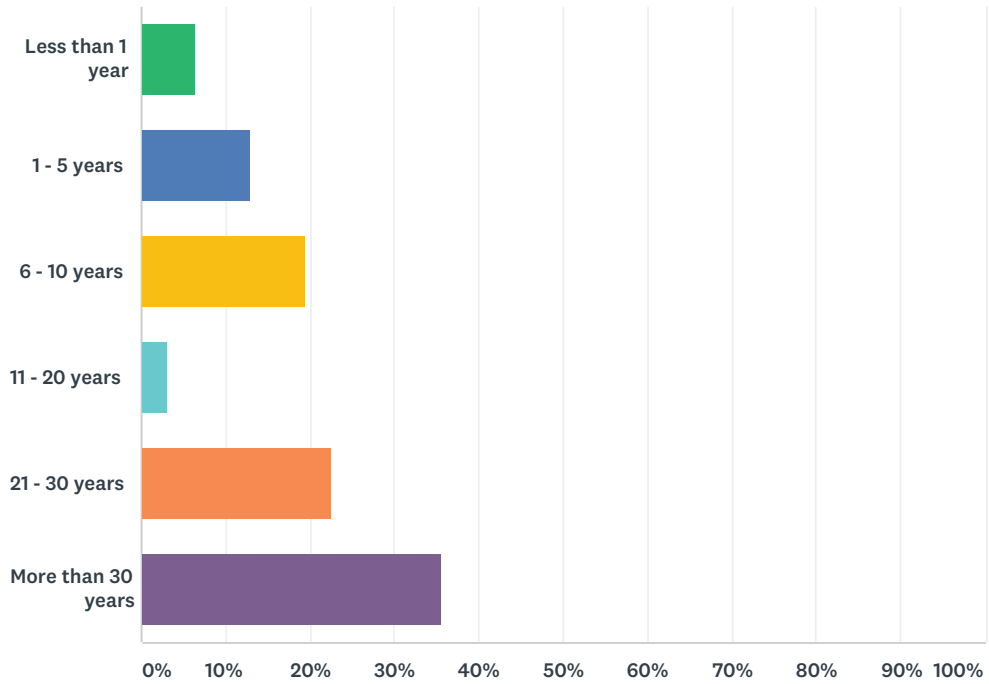
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
Work in the City of Oshkosh	35.48%	11
Work outside the City of Oshkosh	12.90%	4
Retired	48.39%	15
Unemployed	3.23%	1
Student	0.00%	0
TOTAL		31

Q2 How long have you lived in the Historic Jackson Neighborhood?

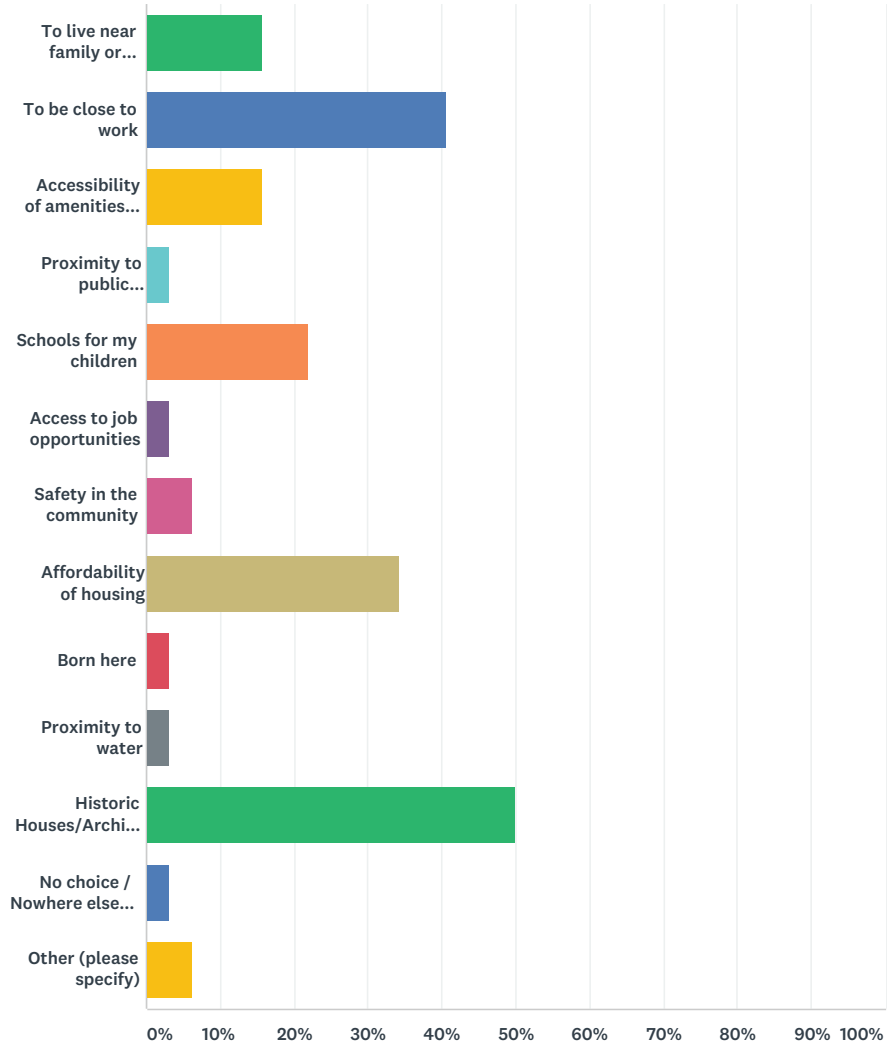
Answered: 31 Skipped: 1



ANSWER CHOICES	RESPONSES	
Less than 1 year	6.45%	2
1 - 5 years	12.90%	4
6 - 10 years	19.35%	6
11 - 20 years	3.23%	1
21 - 30 years	22.58%	7
More than 30 years	35.48%	11
TOTAL		31

Q3 Pick the reasons you decided to live in the Historic Jackson Neighborhood

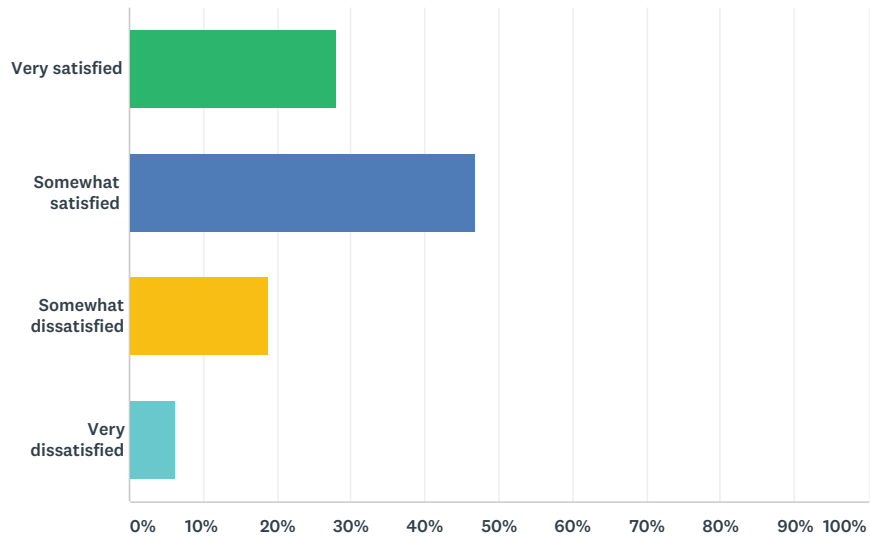
Answered: 32 Skipped: 0



ANSWER CHOICES	RESPONSES	
To live near family or friends	15.63%	5
To be close to work	40.63%	13
Accessibility of amenities, such as community centers and stores	15.63%	5
Proximity to public transportation	3.13%	1
Schools for my children	21.88%	7
Access to job opportunities	3.13%	1
Safety in the community	6.25%	2
Affordability of housing	34.38%	11
Born here	3.13%	1
Proximity to water	3.13%	1
Historic Houses/Architecture	50.00%	16
No choice / Nowhere else to go	3.13%	1
Other (please specify)	6.25%	2
Total Respondents: 32		

Q4 Overall, considering everything, how satisfied would you say you are living in the Historic Jackson neighborhood?

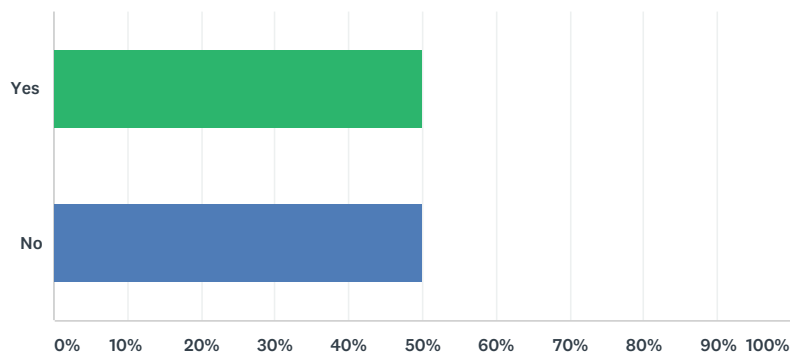
Answered: 32 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very satisfied	28.13%	9
Somewhat satisfied	46.88%	15
Somewhat dissatisfied	18.75%	6
Very dissatisfied	6.25%	2
TOTAL		32

Q5 If you had the choice, would you continue to live in the Historic Jackson neighborhood?

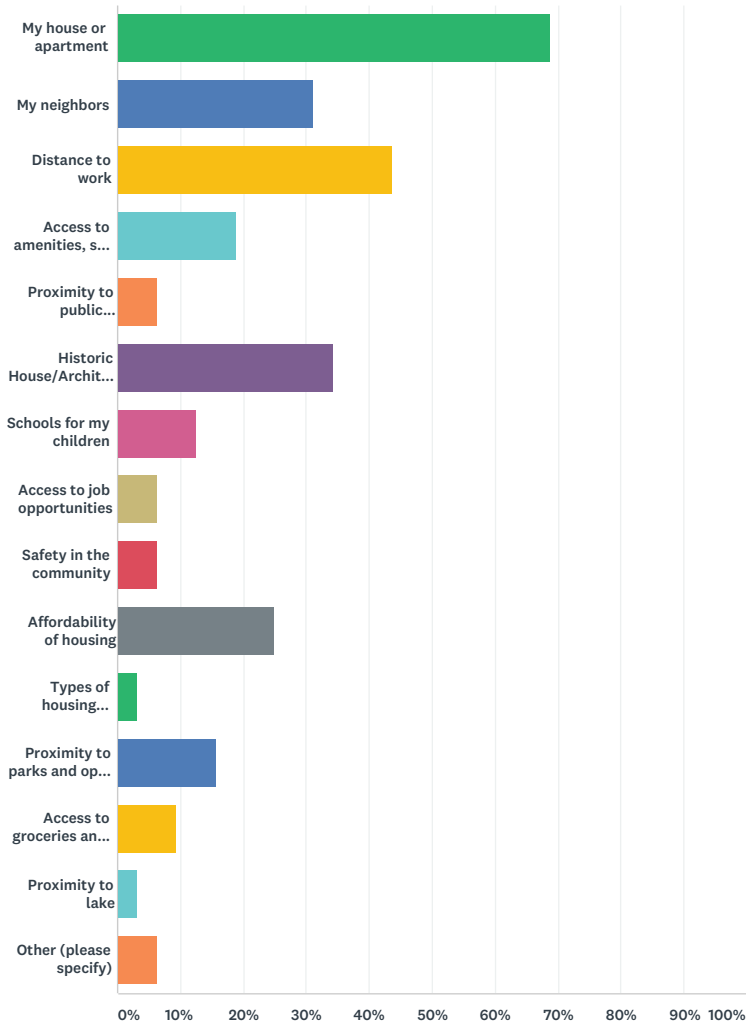
Answered: 26 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	50.00%	13
No	50.00%	13
TOTAL		26

Q6 What are the things that you like best about living in the Historic Jackson neighborhood? Please choose up to three of the following characteristics.

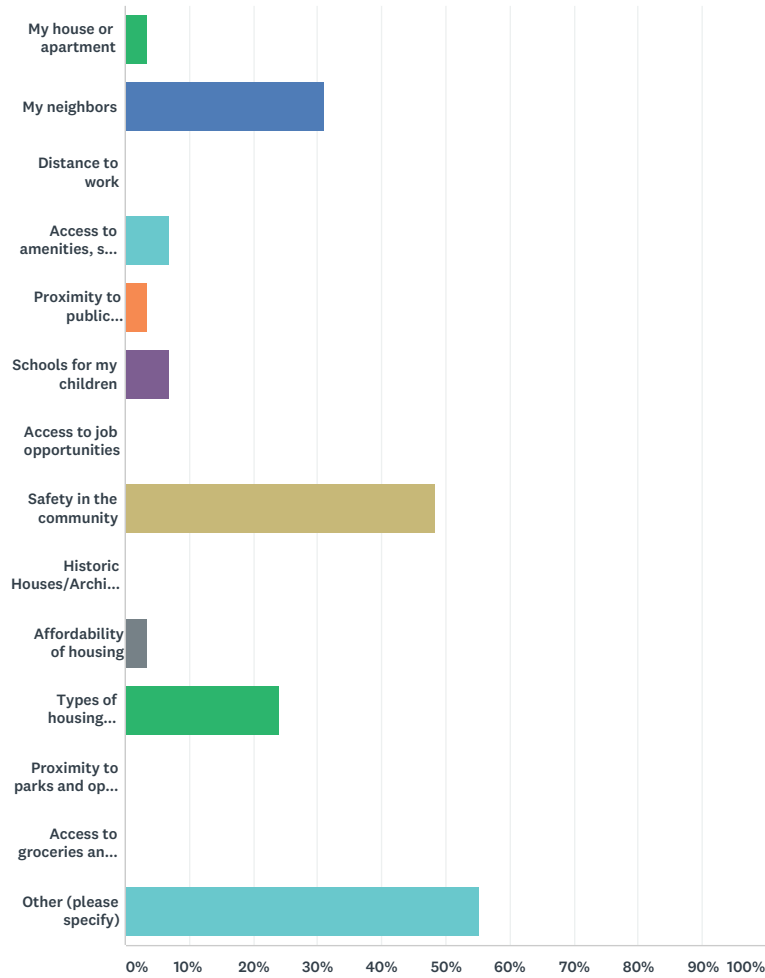
Answered: 32 Skipped: 0



ANSWER CHOICES	RESPONSES
My house or apartment	68.75% 22
My neighbors	31.25% 10
Distance to work	43.75% 14
Access to amenities, such as community centers and stores	18.75% 6
Proximity to public transportation	6.25% 2
Historic House/Architecture	34.38% 11
Schools for my children	12.50% 4
Access to job opportunities	6.25% 2
Safety in the community	6.25% 2
Affordability of housing	25.00% 8
Types of housing available	3.13% 1
Proximity to parks and open space	15.63% 5
Access to groceries and healthy food	9.38% 3
Proximity to lake	3.13% 1
Other (please specify)	6.25% 2
Total Respondents: 32	

Q7 What are the things that you like least about living in the Historic Jackson neighborhood? Please choose up to three of the following characteristics.

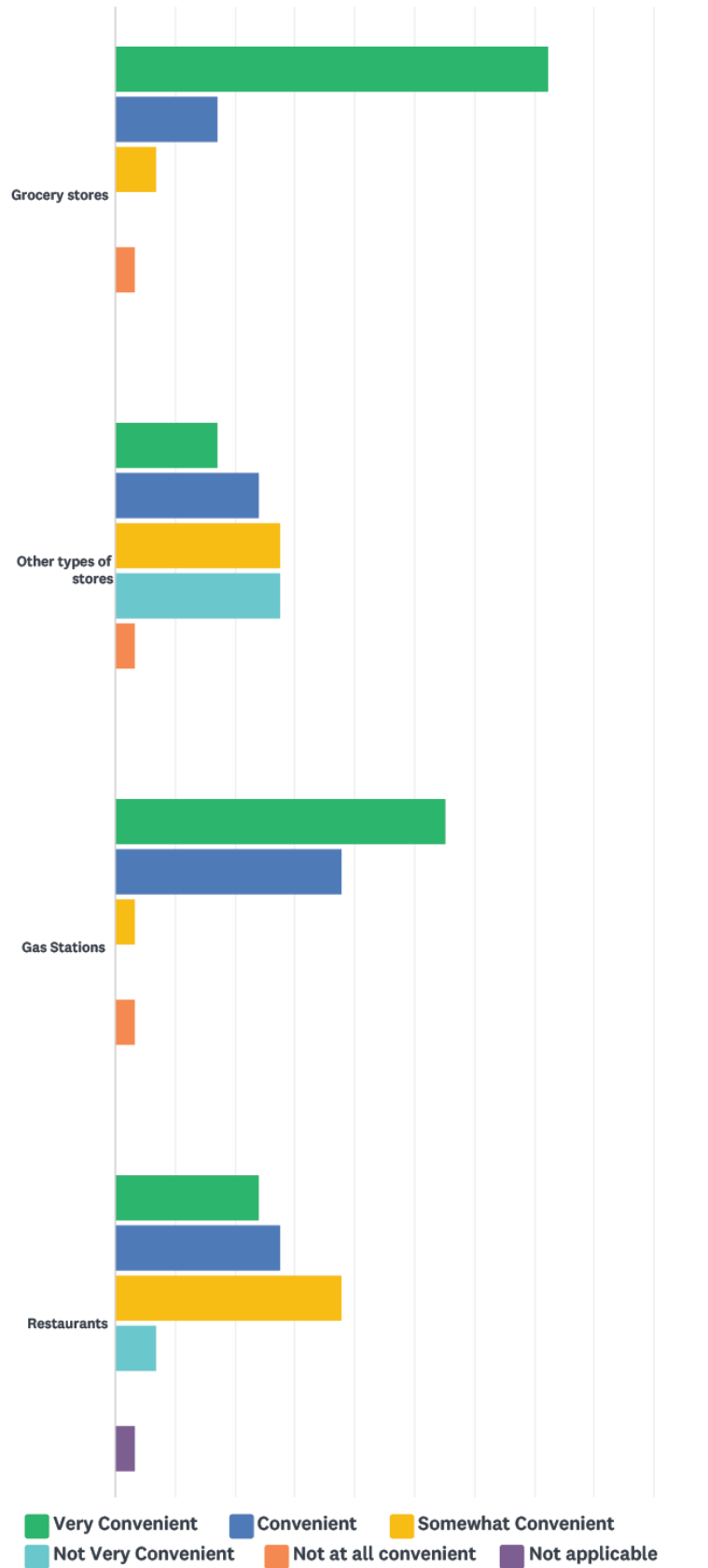
Answered: 29 Skipped: 3



ANSWER CHOICES	RESPONSES	
My house or apartment	3.45%	1
My neighbors	31.03%	9
Distance to work	0.00%	0
Access to amenities, such as community centers and stores	6.90%	2
Proximity to public transportation	3.45%	1
Schools for my children	6.90%	2
Access to job opportunities	0.00%	0
Safety in the community	48.28%	14
Historic Houses/Architecture	0.00%	0
Affordability of housing	3.45%	1
Types of housing available	24.14%	7
Proximity to parks and open space	0.00%	0
Access to groceries and healthy food	0.00%	0
Other (please specify)	55.17%	16
Total Respondents: 29		

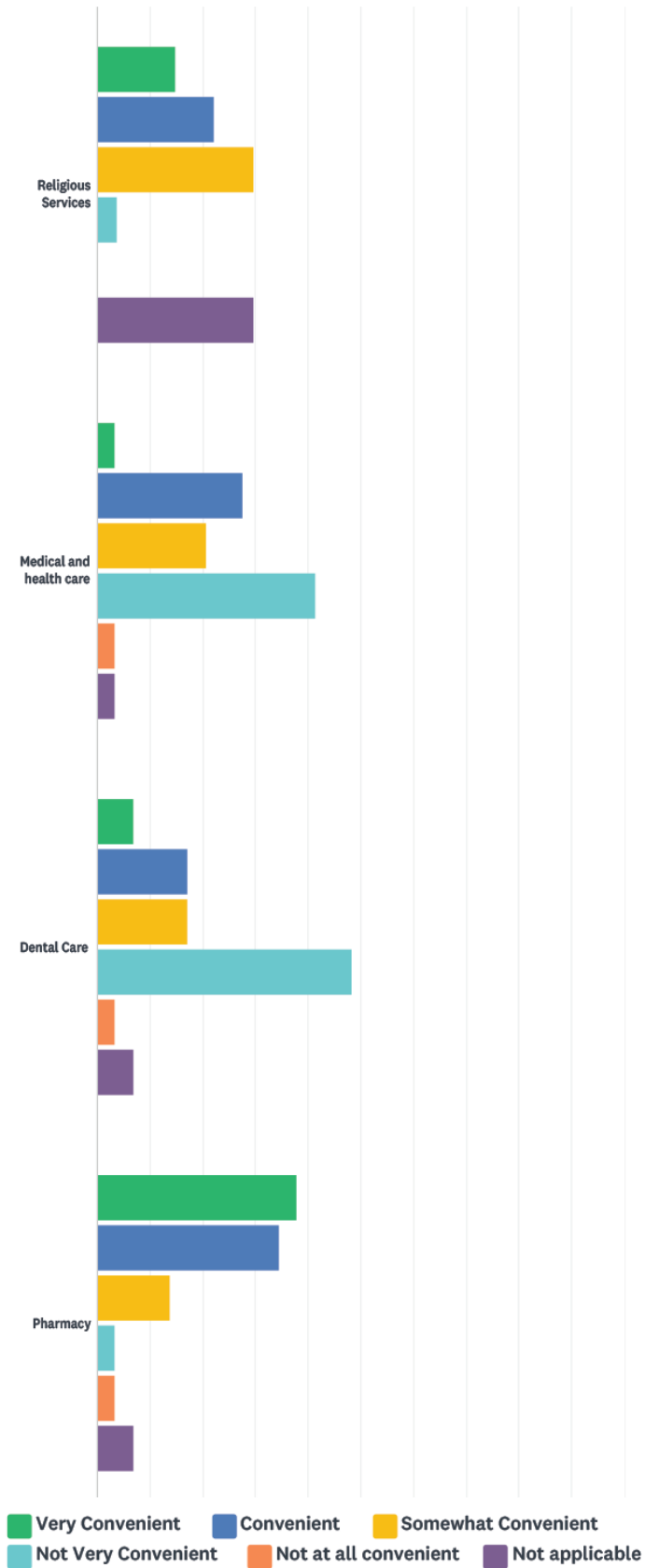
Q8 Thinking about such things as the distance from your home and the hours of operation, how convenient is it for you to use the following services?

Answered: 30 Skipped: 2



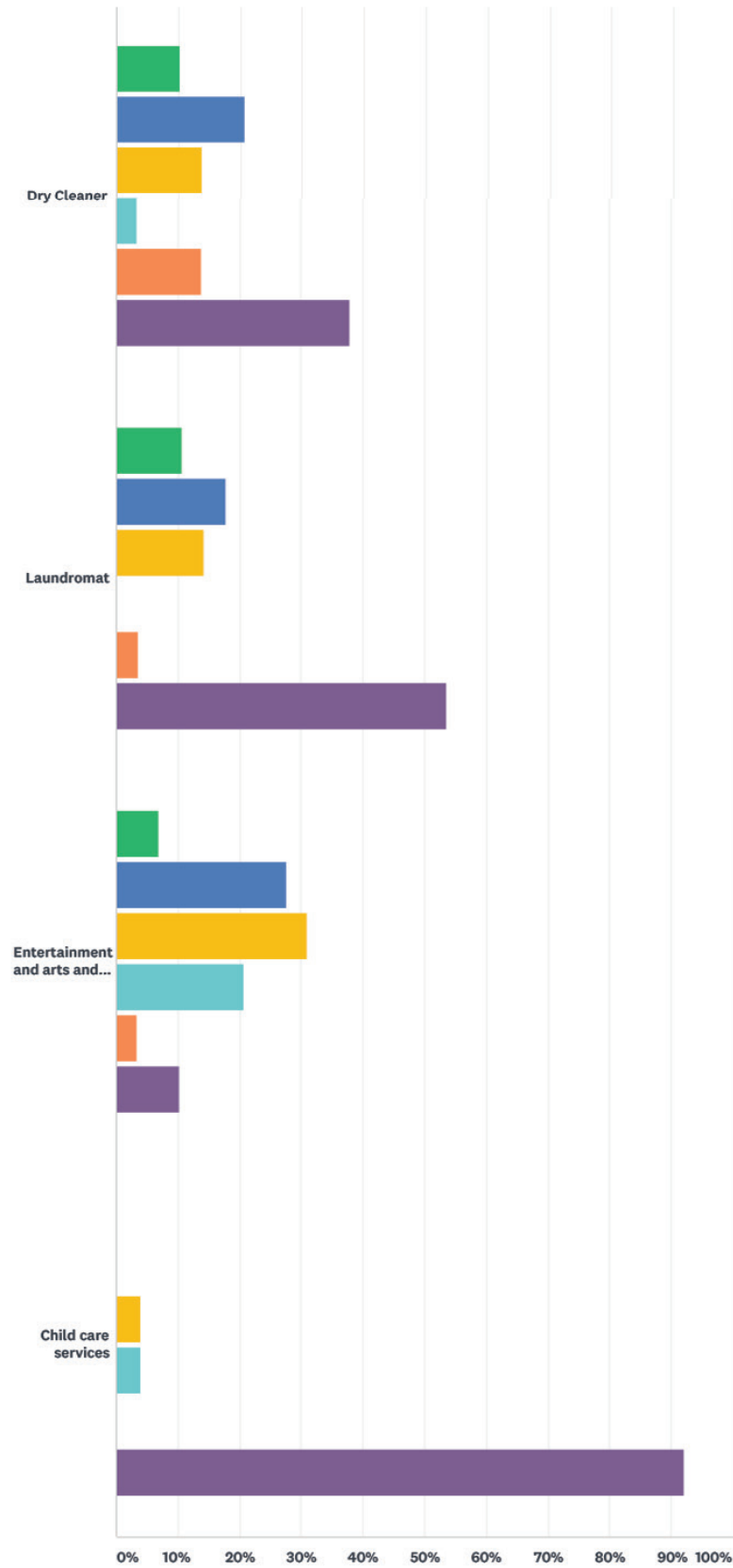
Q8 Thinking about such things as the distance from your home and the hours of operation, how convenient is it for you to use the following services?

Answered: 30 Skipped: 2



Q8 Thinking about such things as the distance from your home and the hours of operation, how convenient is it for you to use the following services?

Answered: 30 Skipped: 2

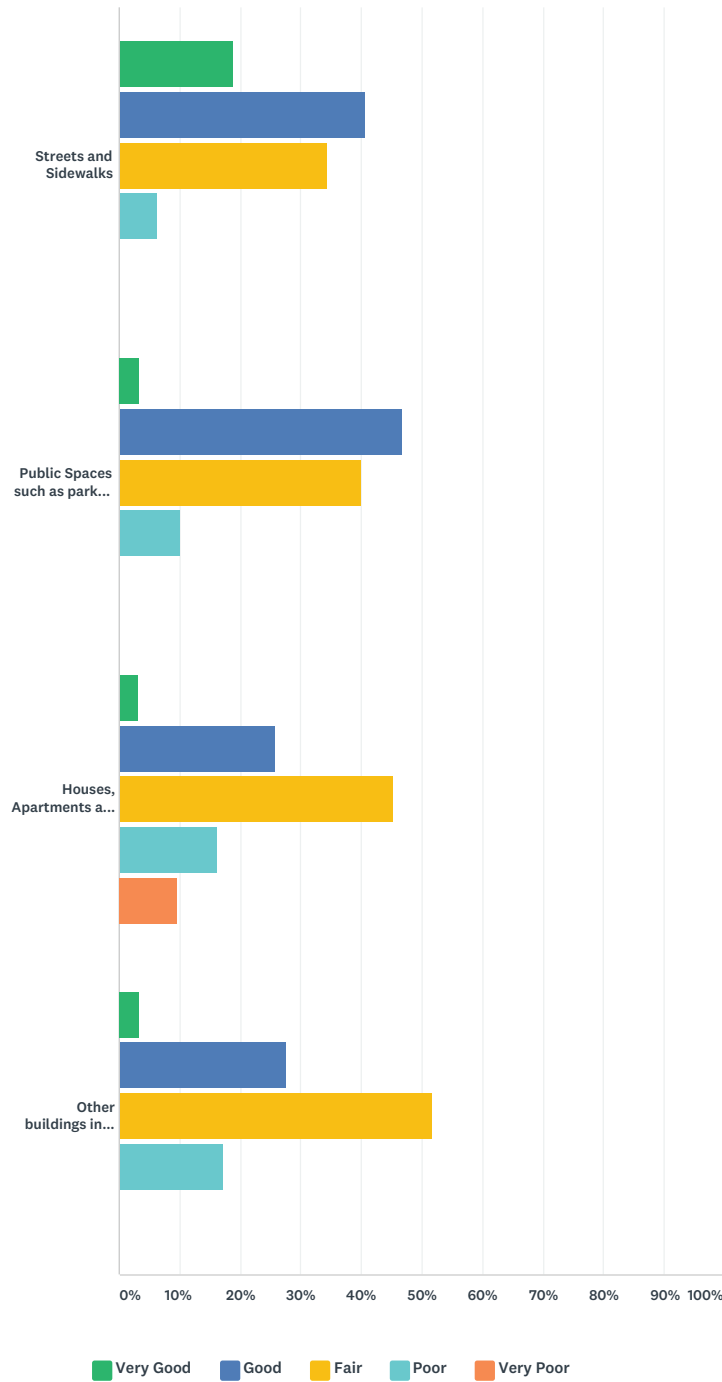


	VERY CONVENIENT	CONVENIENT	SOMEWHAT CONVENIENT	NOT VERY CONVENIENT	NOT AT ALL CONVENIENT	NOT APPLICABLE	TOTAL
Grocery stores	72.41% 21	17.24% 5	6.90% 2	0.00% 0	3.45% 1	0.00% 0	29
Other types of stores	17.24% 5	24.14% 7	27.59% 8	27.59% 8	3.45% 1	0.00% 0	29
Gas Stations	55.17% 16	37.93% 11	3.45% 1	0.00% 0	3.45% 1	0.00% 0	29
Restaurants	24.14% 7	27.59% 8	37.93% 11	6.90% 2	0.00% 0	3.45% 1	29
Religious Services	14.81% 4	22.22% 6	29.63% 8	3.70% 1	0.00% 0	29.63% 8	27
Medical and health care	3.45% 1	27.59% 8	20.69% 6	41.38% 12	3.45% 1	3.45% 1	29
Dental Care	6.90% 2	17.24% 5	17.24% 5	48.28% 14	3.45% 1	6.90% 2	29
Pharmacy	37.93% 11	34.48% 10	13.79% 4	3.45% 1	3.45% 1	6.90% 2	29
Dry Cleaner	10.34% 3	20.69% 6	13.79% 4	3.45% 1	13.79% 4	37.93% 11	29
Laundromat	10.71% 3	17.86% 5	14.29% 4	0.00% 0	3.57% 1	53.57% 15	28
Entertainment and arts and cultural events	6.90% 2	27.59% 8	31.03% 9	20.69% 6	3.45% 1	10.34% 3	29
Child care services	0.00% 0	0.00% 0	4.00% 1	4.00% 1	0.00% 0	92.00% 23	25

■ Very Convenient
■ Convenient
■ Somewhat Convenient
■ Not Very Convenient
■ Not at all convenient
■ Not applicable

Q9 Please indicate how you would rate the physical condition of each of the following aspects of the Historic Jackson neighborhood.

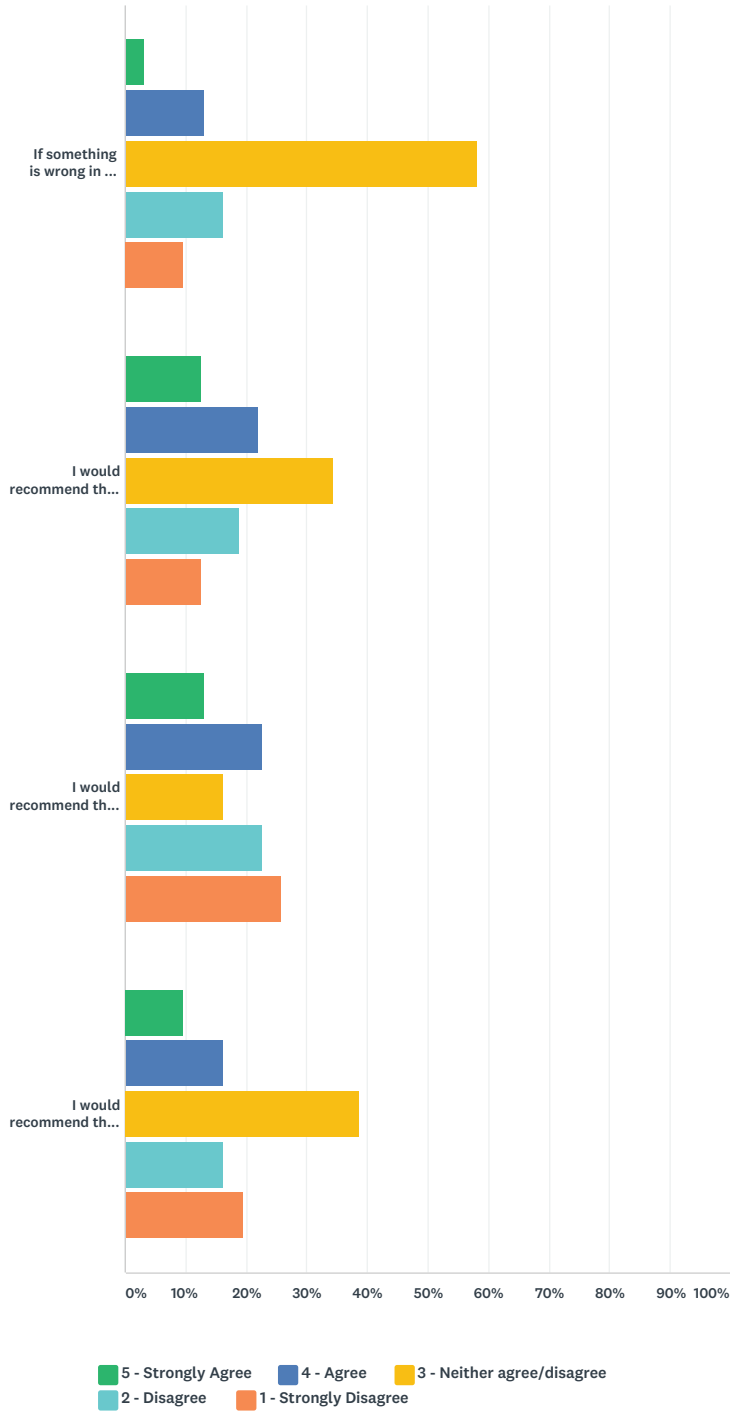
Answered: 32 Skipped: 0



	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	TOTAL RESPONDENTS
Streets and Sidewalks	18.75% 6	40.63% 13	34.38% 11	6.25% 2	0.00% 0	32
Public Spaces such as parks or playgrounds	3.33% 1	46.67% 14	40.00% 12	10.00% 3	0.00% 0	30
Houses, Apartments and condominiums	3.23% 1	25.81% 8	45.16% 14	16.13% 5	9.68% 3	31
Other buildings in the neighborhood	3.45% 1	27.59% 8	51.72% 15	17.24% 5	0.00% 0	29

Q10 Please select the response that best describes your feeling about each of the following statements.

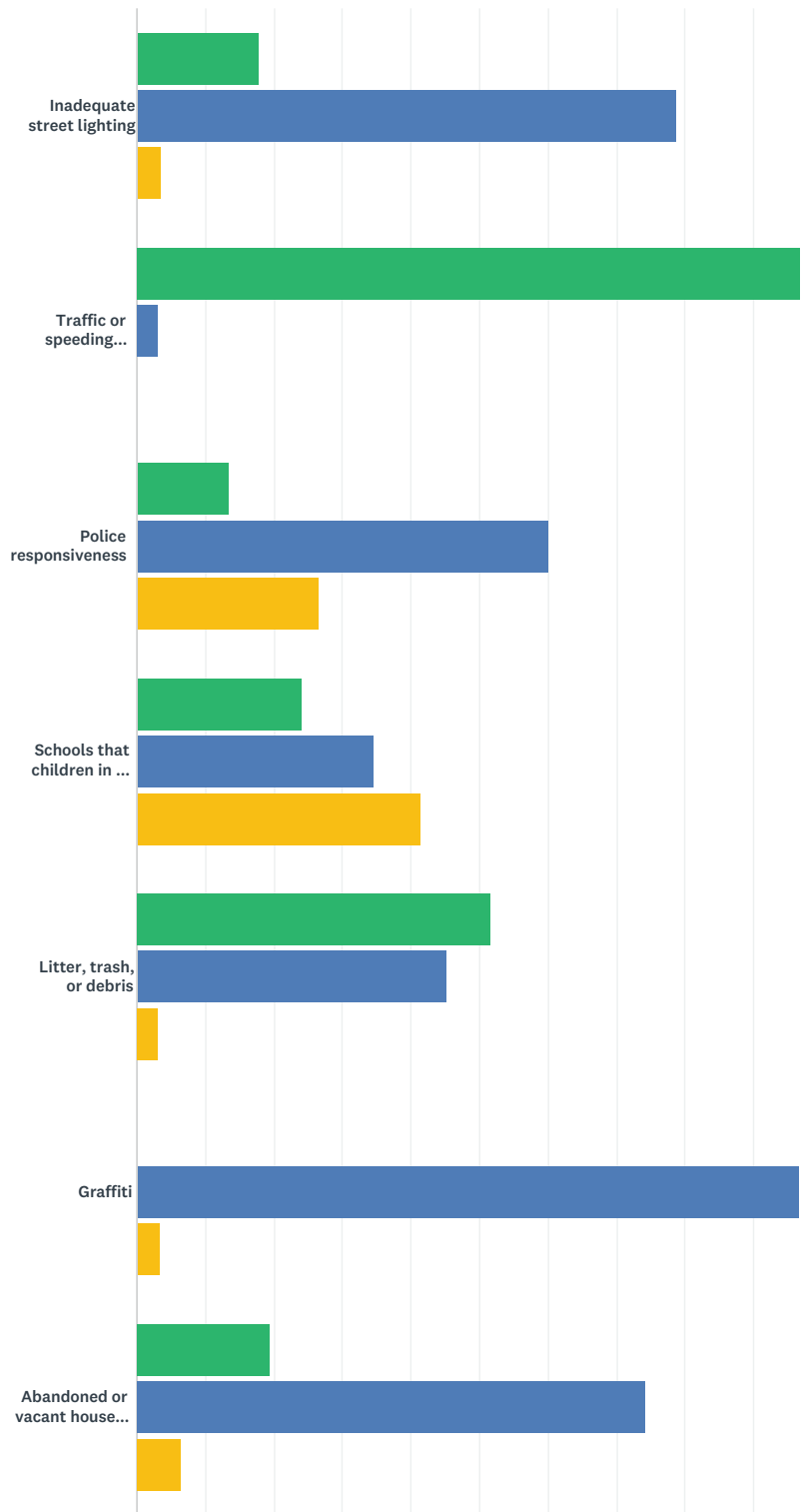
Answered: 32 Skipped: 0

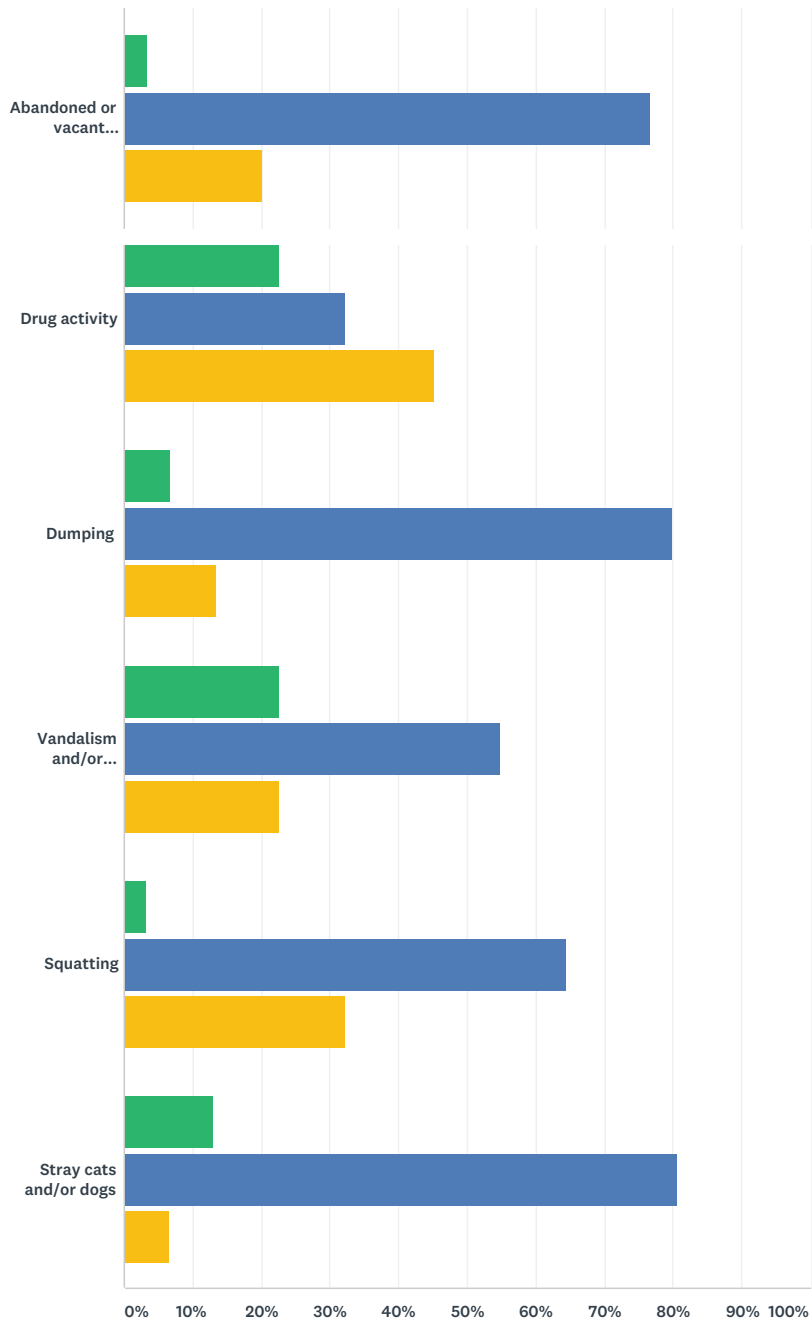


	5 - STRONGLY AGREE	4 - AGREE	3 - NEITHER AGREE/DISAGREE	2 - DISAGREE	1 - STRONGLY DISAGREE	TOTAL
If something is wrong in my neighborhood, I know that the people who live here will try to fix it.	3.23% 1	12.90% 4	58.06% 18	16.13% 5	9.68% 3	31
I would recommend this neighborhood to anyone as a good place to live.	12.50% 4	21.88% 7	34.38% 11	18.75% 6	12.50% 4	32
I would recommend this neighborhood to families with children as a good place to live.	12.90% 4	22.58% 7	16.13% 5	22.58% 7	25.81% 8	31
I would recommend this neighborhood to seniors as a good place to live.	9.68% 3	16.13% 5	38.71% 12	16.13% 5	19.35% 6	31

Q11 Please indicate whether or not you think the following are issues in the Historic Jackson neighborhood.

Answered: 32 Skipped: 0



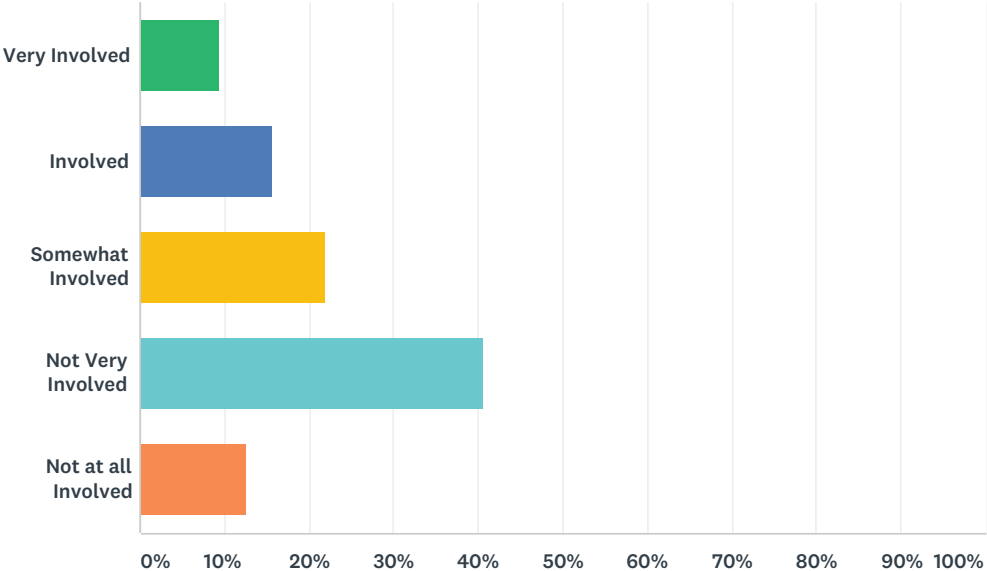


■ Yes
 ■ No
 ■ I Don't Know

	YES	NO	I DON'T KNOW	TOTAL
Inadequate street lighting	17.86% 5	78.57% 22	3.57% 1	28
Traffic or speeding vehicles	96.88% 31	3.13% 1	0.00% 0	32
Police responsiveness	13.33% 4	60.00% 18	26.67% 8	30
Schools that children in the neighborhood attend	24.14% 7	34.48% 10	41.38% 12	29
Litter, trash, or debris	51.61% 16	45.16% 14	3.23% 1	31
Graffiti	0.00% 0	96.67% 29	3.33% 1	30
Abandoned or vacant houses and/or apartments	19.35% 6	74.19% 23	6.45% 2	31
Abandoned or vacant non-residential buildings	3.33% 1	76.67% 23	20.00% 6	30
Drug activity	22.58% 7	32.26% 10	45.16% 14	31
Dumping	6.67% 2	80.00% 24	13.33% 4	30
Vandalism and/or break-ins	22.58% 7	54.84% 17	22.58% 7	31
Squatting	3.23% 1	64.52% 20	32.26% 10	31

Q12 How involved would you say you are in addressing issues of importance in the Historic Jackson neighborhood?

Answered: 32 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very Involved	9.38%	3
Involved	15.63%	5
Somewhat Involved	21.88%	7
Not Very Involved	40.63%	13
Not at all Involved	12.50%	4
Total Respondents: 32		

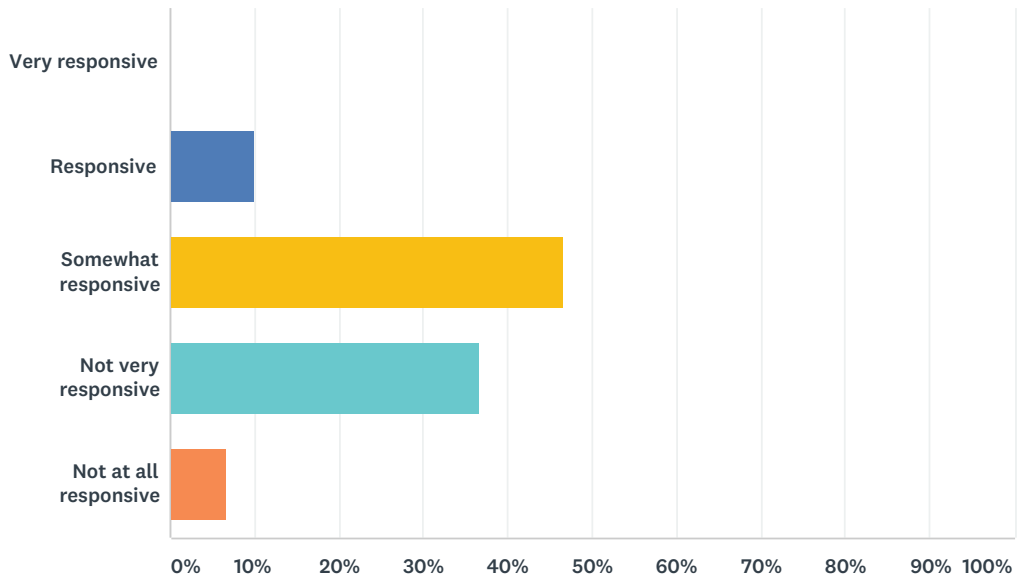
Q13 What do you think the people in this neighborhood could do to make it a better place to live?

Answered: 15 Skipped: 17

#	RESPONSES	DATE
1	getting the Northwestern to stop littering on our terraces.	8/8/2019 8:53 AM
2	Its not the people its the city government.	8/6/2019 4:08 AM
3	Continue meeting, communicating, and working together.	8/5/2019 4:34 PM
4	fix up	8/5/2019 6:58 AM
5	Traffic changes	8/4/2019 3:53 PM
6	Be respectful of others; their lighting, your property, noise.	8/1/2019 11:19 AM
7	Some houses should be fixed to have more curb appeal!	8/1/2019 11:12 AM
8	LAWN MAINTENANCE	8/1/2019 11:05 AM
9	Take your trash cans in that day, not several days later, (this includes renters) shovel side walks (this includes renters).	8/1/2019 11:00 AM
10	Be considerate of the others around you (noise volume).	8/1/2019 10:42 AM
11	Speeding Traffic cops need to do speed trap on the speeders	7/29/2019 9:54 AM
12	Speeding Traffic band together to make the city enforce housing maintenance codes (the whole city) for appearance an lawn care, enforce speed limits and reduce loud automobile music. Proper snow removal without burden on the elderly and residents.	7/29/2019 7:51 AM
13	Property Mainenance Take care of their houses. Landlords especially there are real dumps south of New York Ave.	7/29/2019 7:07 AM
14	be good neighborhood	7/26/2019 6:13 AM
15	Property Mainenance Responsible landlords making tenants accountable	6/22/2019 5:36 PM

Q14 How responsive would you say local government is to the needs of the Historic Jackson neighborhood?

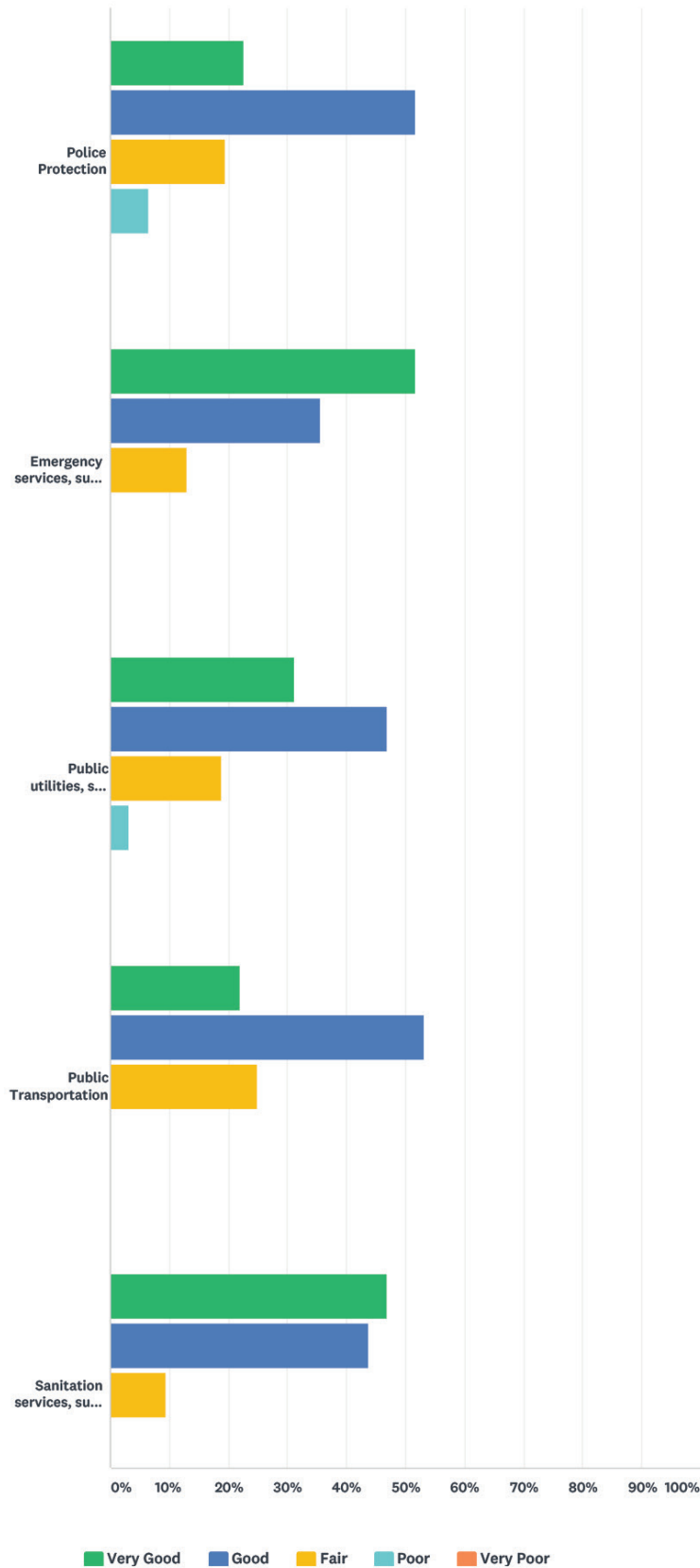
Answered: 30 Skipped: 2



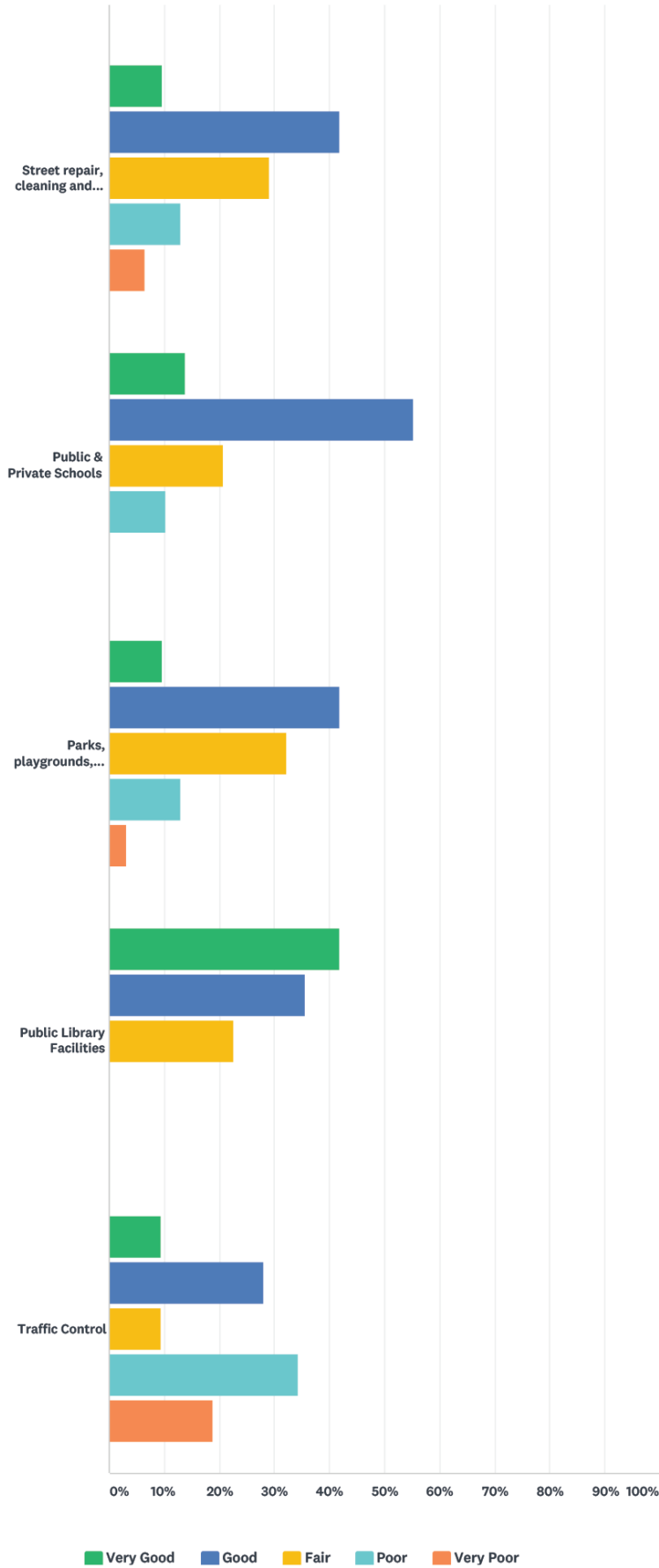
ANSWER CHOICES	RESPONSES	
Very responsive	0.00%	0
Responsive	10.00%	3
Somewhat responsive	46.67%	14
Not very responsive	36.67%	11
Not at all responsive	6.67%	2
TOTAL		30

Q15 How would you rate the following public services in your neighborhood?

Answered: 32 Skipped: 0



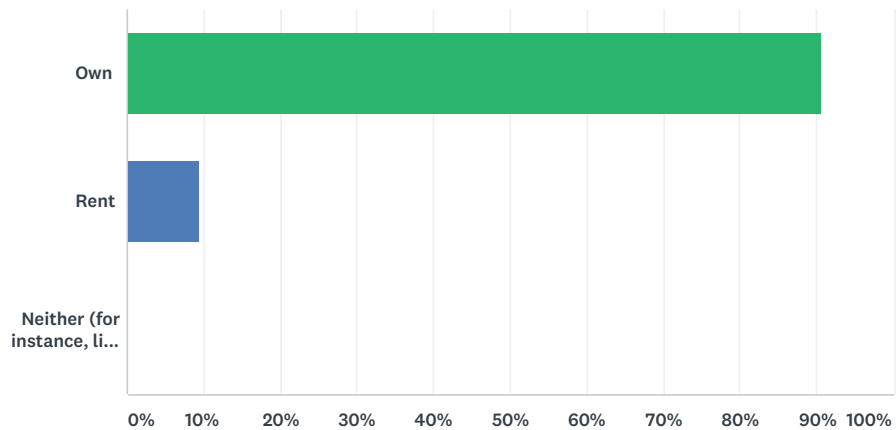
Q15 How would you rate the following public services in your neighborhood?



	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	TOTAL
Police Protection	22.58% 7	51.61% 16	19.35% 6	6.45% 2	0.00% 0	31
Emergency services, such as fire department and ambulances	51.61% 16	35.48% 11	12.90% 4	0.00% 0	0.00% 0	31
Public utilities, such as water, electric, and gas	31.25% 10	46.88% 15	18.75% 6	3.13% 1	0.00% 0	32
Public Transportation	21.88% 7	53.13% 17	25.00% 8	0.00% 0	0.00% 0	32
Sanitation services, such as trash pickup and recycling	46.88% 15	43.75% 14	9.38% 3	0.00% 0	0.00% 0	32
Street repair, cleaning and plowing	9.68% 3	41.94% 13	29.03% 9	12.90% 4	6.45% 2	31
Public & Private Schools	13.79% 4	55.17% 16	20.69% 6	10.34% 3	0.00% 0	29
Parks, playgrounds, and recreation centers	9.68% 3	41.94% 13	32.26% 10	12.90% 4	3.23% 1	31
Public Library Facilities	41.94% 13	35.48% 11	22.58% 7	0.00% 0	0.00% 0	31
Traffic Control	9.38% 3	28.13% 9	9.38% 3	34.38% 11	18.75% 6	32

Q16 Do you own or rent your home?

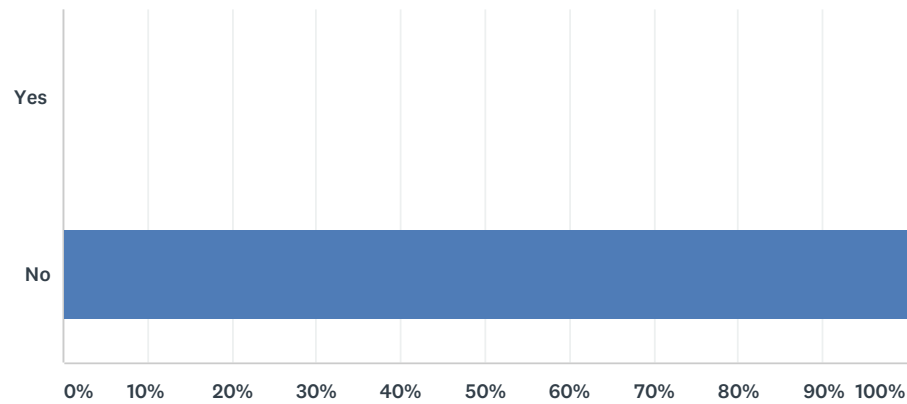
Answered: 32 Skipped: 0



ANSWER CHOICES	RESPONSES	
Own	90.63%	29
Rent	9.38%	3
Neither (for instance, live with a friend or relative)	0.00%	0
TOTAL		32

Q17 If you don't own your home, would you like to buy a home in this neighborhood?

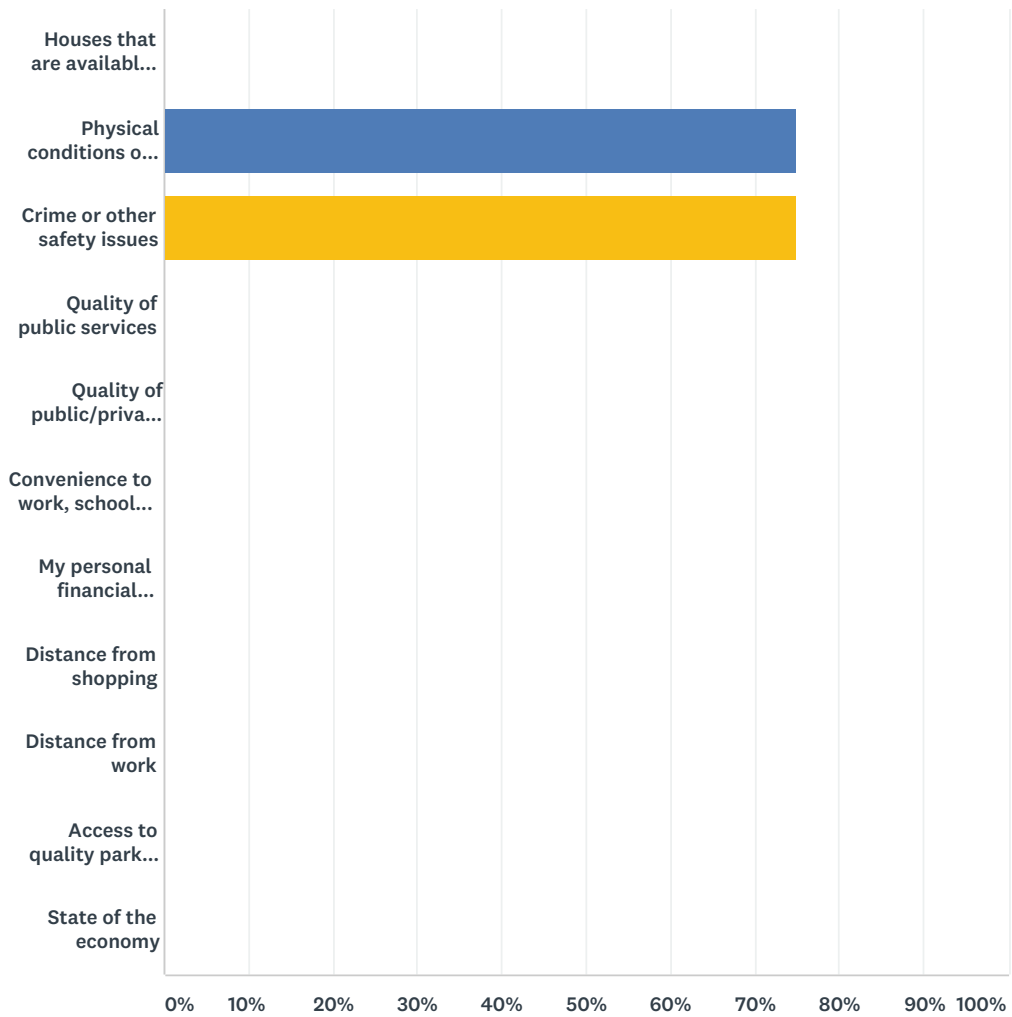
Answered: 2 Skipped: 30



ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	100.00%	2
TOTAL		2

Q18 If you would not buy a home here, what is the main reason why?

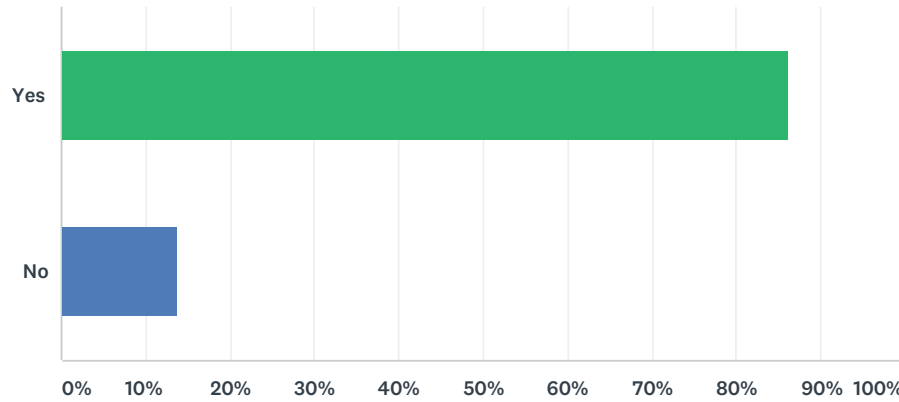
Answered: 4 Skipped: 28



ANSWER CHOICES	RESPONSES
Houses that are available in the neighborhood	0.00% 0
Physical conditions of the neighborhood	75.00% 3
Crime or other safety issues	75.00% 3
Quality of public services	0.00% 0
Quality of public/private schools	0.00% 0
Convenience to work, school, or shopping	0.00% 0
My personal financial situation	0.00% 0
Distance from shopping	0.00% 0
Distance from work	0.00% 0
Access to quality parks or open spaces	0.00% 0
State of the economy	0.00% 0
Total Respondents: 4	

Q20 If your home is in need of maintenance or upgrades, would you be willing to invest in those projects?

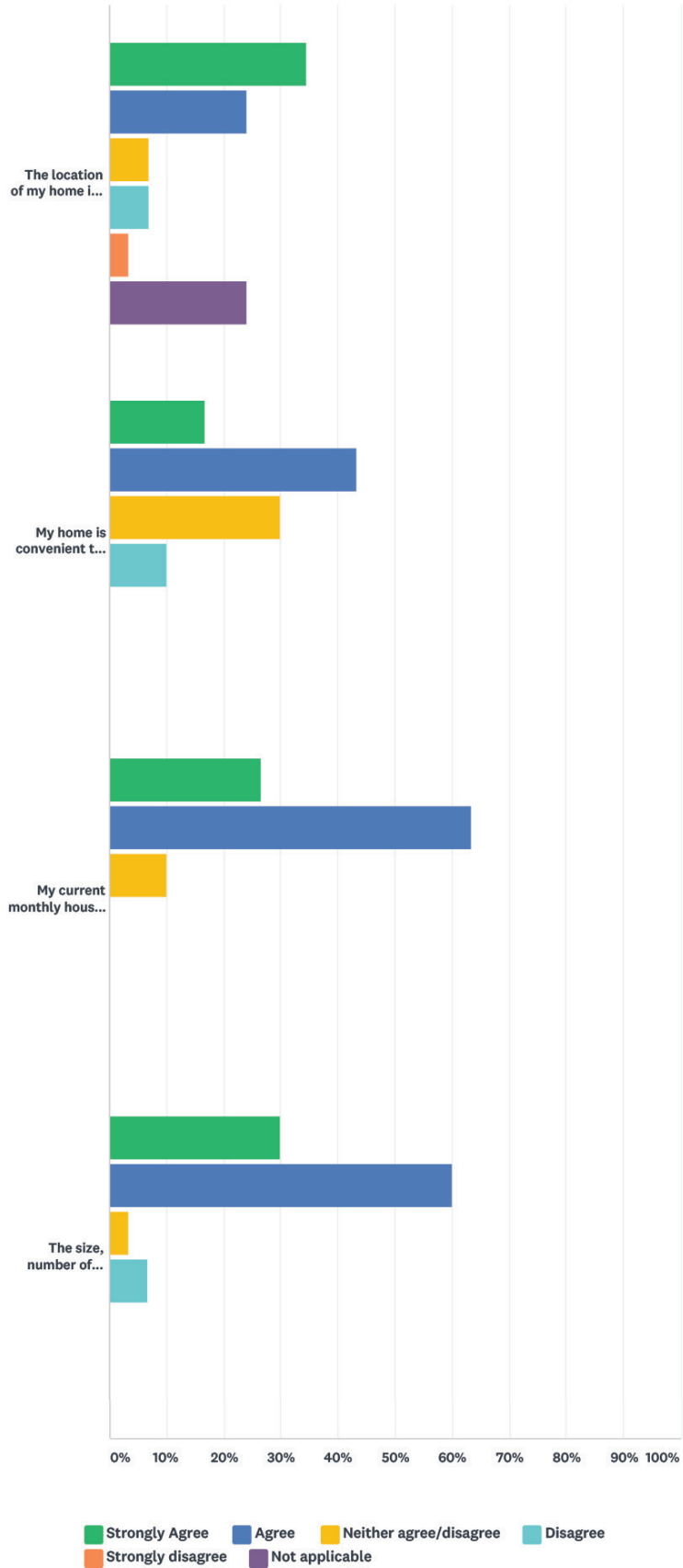
Answered: 29 Skipped: 3



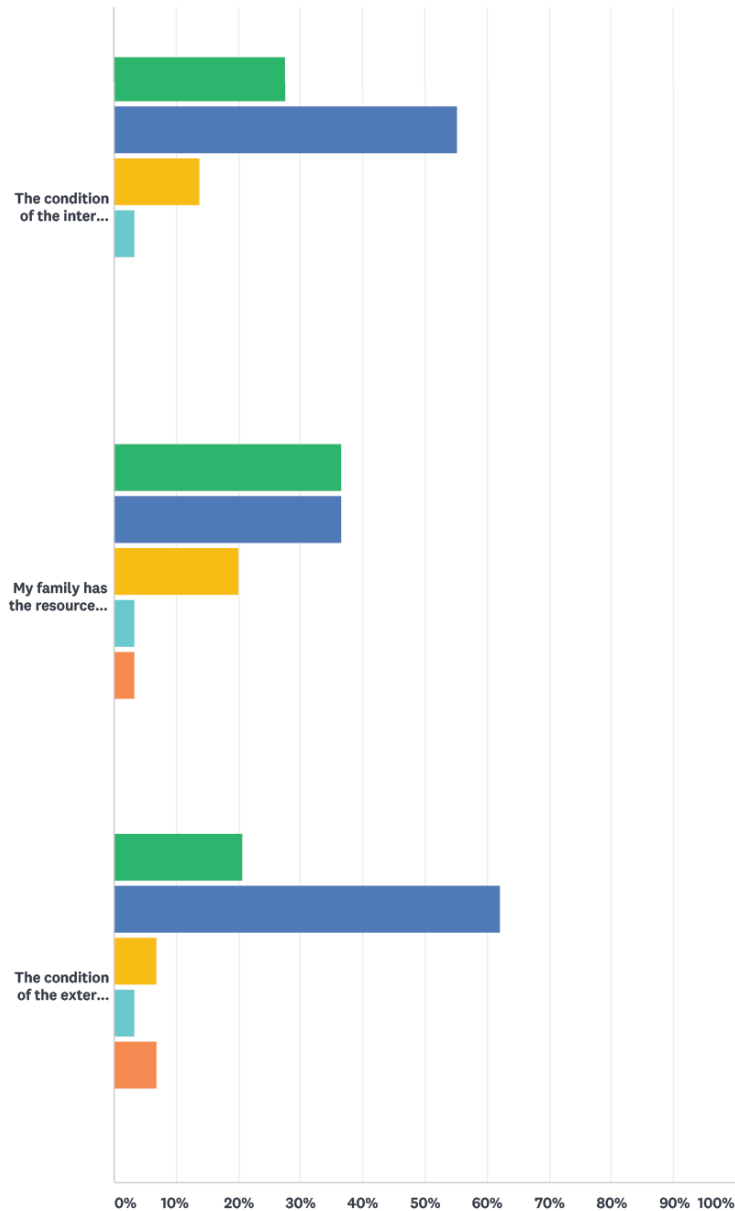
ANSWER CHOICES	RESPONSES
Yes	86.21% 25
No	13.79% 4
TOTAL	29

Q21 Attitudes about your home

Answered: 30 Skipped: 2



Q21 Attitudes about your home

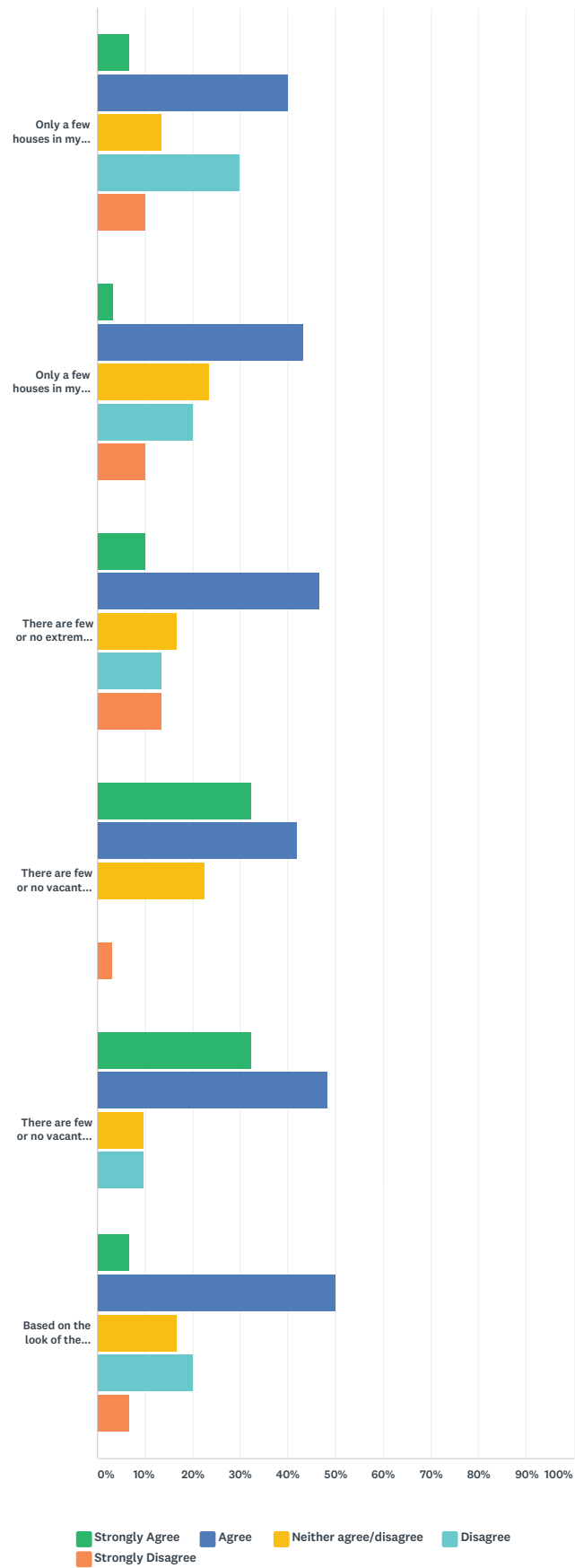


■ Strongly Agree
 ■ Agree
 ■ Neither agree/disagree
 ■ Disagree
■ Strongly disagree
 ■ Not applicable

	STRONGLY AGREE	AGREE	NEITHER AGREE/DISAGREE	DISAGREE	STRONGLY DISAGREE	NOT APPLICABLE	TOTAL
The location of my home is convenient to where I work.	34.48% 10	24.14% 7	6.90% 2	6.90% 2	3.45% 1	24.14% 7	29
My home is convenient to where I like to do my shopping.	16.67% 5	43.33% 13	30.00% 9	10.00% 3	0.00% 0	0.00% 0	30
My current monthly housing cost is affordable for me or my family.	26.67% 8	63.33% 19	10.00% 3	0.00% 0	0.00% 0	0.00% 0	30
The size, number of bedrooms and other features of my home meet my needs and/or my family's	30.00% 9	60.00% 18	3.33% 1	6.67% 2	0.00% 0	0.00% 0	30
The condition of the interior of my home is satisfactory.	27.59% 8	55.17% 16	13.79% 4	3.45% 1	0.00% 0	0.00% 0	29
My family has the resources and skills needed to maintain our home.	36.67% 11	36.67% 11	20.00% 6	3.33% 1	3.33% 1	0.00% 0	30
The condition of the exterior of my home is satisfactory.	20.69% 6	62.07% 18	6.90% 2	3.45% 1	6.90% 2	0.00% 0	29

Q22 Think about the quality of housing in your neighborhood. Using the scale provided, please select the response that best describes your level of agreement for each of the following statements.

Answered: 31 Skipped: 1



Q22 Think about the quality of housing in your neighborhood. Using the scale provided, please select the response that best describes your level of agreement for each of the following statements.

Answered: 31 Skipped: 1

	STRONGLY AGREE	AGREE	NEITHER AGREE/DISAGREE	DISAGREE	STRONGLY DISAGREE	TOTAL
Only a few houses in my neighborhood are in need of minor home repair or maintenance (such as painting or yard work).	6.67% 2	40.00% 12	13.33% 4	30.00% 9	10.00% 3	30
Only a few houses in my neighborhood are in need of major repair (such as foundation work or porch or window replacement).	3.33% 1	43.33% 13	23.33% 7	20.00% 6	10.00% 3	30
There are few or no extremely dilapidated houses in my neighborhood.	10.00% 3	46.67% 14	16.67% 5	13.33% 4	13.33% 4	30
There are few or no vacant or boarded-up houses in my neighborhood.	32.26% 10	41.94% 13	22.58% 7	0.00% 0	3.23% 1	31
There are few or no vacant lots that should be put to better use in my neighborhood.	32.26% 10	48.39% 15	9.68% 3	9.68% 3	0.00% 0	31
Based on the look of the exterior of the houses in my neighborhood, I would describe the housing quality as generally satisfactory or better.	6.67% 2	50.00% 15	16.67% 5	20.00% 6	6.67% 2	30

Q23 Is there anything else you would like us to know about the Historic Jackson neighborhood?

Answered: 15 Skipped: 17

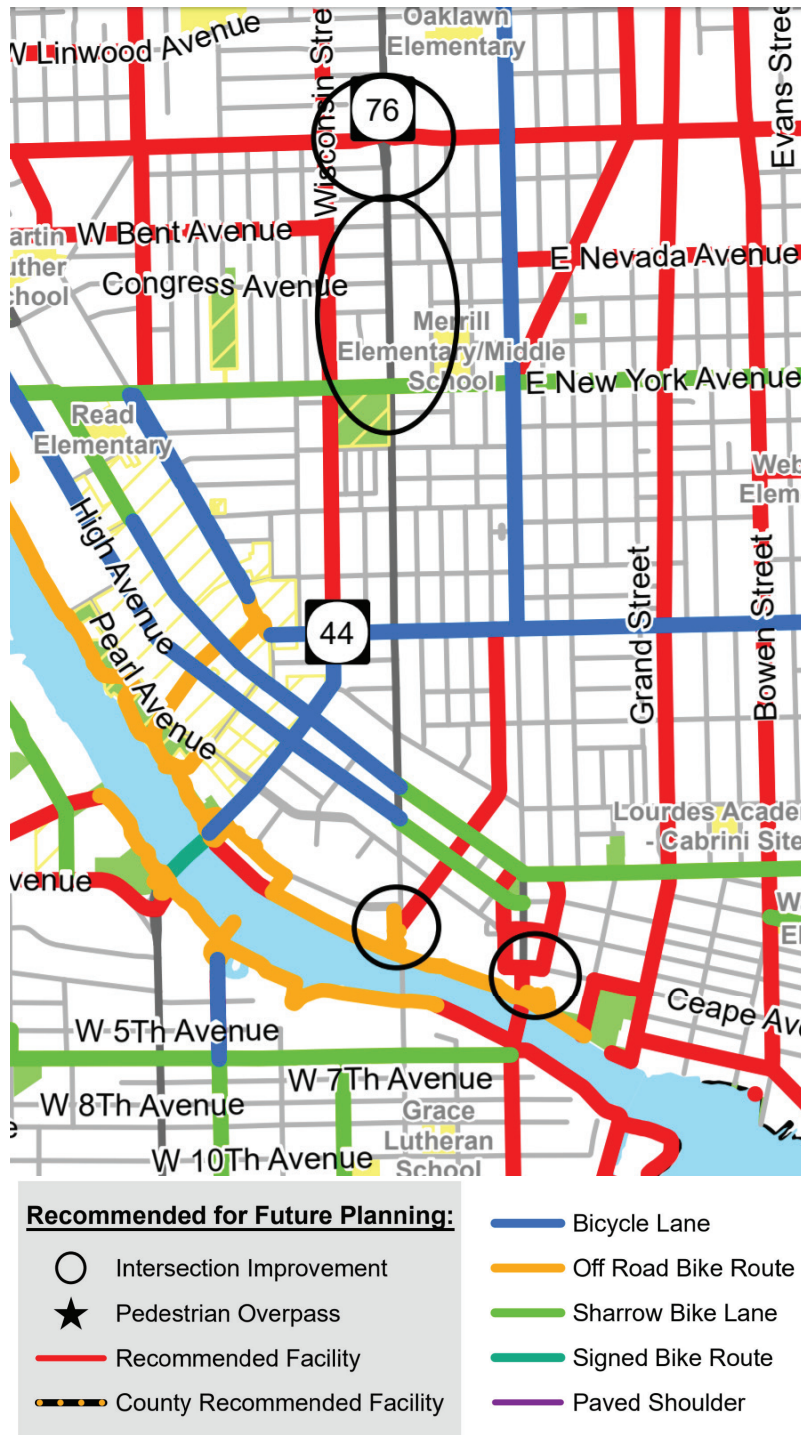
#	RESPONSES	DATE
1	Stop the newspapers from littering the lawns	8/8/2019 8:53 AM
2	This is a neighborhood that has been mistreated and disrespected. We are truly a forgotten population. Speeding, traffic, crime, noise, property maintenance.	8/6/2019 4:08 AM
3	Jackson St was one of the most beautiful streets in Oshkosh with well-built homes and lovely trees. There was parking and people felt comfortable entertaining large groups of friends and family. When the city manager and staff determined to build a 4-lane road, residents united to study and inform themselves and the city why this was unwise, unsafe, and unnecessary. All of their predictions have come true. The street and neighborhood concerns: 1. Safety- crashes have increased! Traffic is N/S and E/W. No one is safe. 2. Speeding cannot be controlled due to engineering 4-lanes. 3. Stability- homeowners abandoned neighborhood, many families with children sold cheap to the 1st offer just to get out. 4. Home values deteriorated and were purchased by rental spectators, bought one day and rental sign up the next day because homes were in great shape. Very quickly yard work and maintenance were neglected. 5. Car and trucks were closer to homes and noise increased. Fewer people spent time on front porches, visiting outside reverted to back yards. 6. Deterioration of well built homes is creeping steadily, historic district. 7. Rental Takeover is now at almost 70/30 ratio, making it impossible to revitalize a once beautiful healthy street with historic homes. 8. The city MUST address the 4-lane highway safety problem that they caused.	8/5/2019 6:58 AM
4	Q10: "Inadequate street lighting" "No" was selected and a handwritten note in the margin stating, "the lights in the Historic district look great but shine right into your home."	8/1/2019 11:19 AM
5	Q8: "Other buildings in the neighborhood" did not have a category filled in, but handwritten note that says, "2 that need fixing."	8/1/2019 11:12 AM
6	JACKSON STREET TRAFFIC IS WAY TOO FAST	8/1/2019 11:05 AM
7	Q19. (cannot afford this, [maintaining/upgrading home] if we could then Yes!, we do what we can when crazy neighbor isn't wagging [wagging] her finger @ us..	8/1/2019 11:00 AM
8	Overall, I am satisfied with this house. However, if we could take this house and move it to a different location in Oshkosh, we would.	8/1/2019 10:42 AM
9	TRAFFIC IS A MAJOR PROBLEM	8/1/2019 10:29 AM
10	Speeding Traffic 1. Lack of code enforcement for property maintenance and appearance. 2. Declining property values due to #1, I can't get what my house is worth to make a move to a decent city/rural area. 3. Busy speeding street dding problem #2 4. Lack of maintenance, vacuum storm sewers, maintain to help with flooding water on a regular basis. Paint and maintain crosswalks. Enforce speed limits. Quit making excuses for snow removal burdon on property owners, city made street wider, property owners work hard because of it. Many elderly residents cannot do this by themselves or get screwed paying for it on a fixed income, due to city practices and lack of wisdom/effort! (And excuses) 5. Best thing about this neighborhood is the quality of people living in it (85-90% wonderful). 6. Due to conditions on questionnaire, I feel "marooned" here for life, till I can find a person to pay value of this house (or what it would go for in a decent city) so I can move on and out!	7/29/2019 7:51 AM
11	Speeding Traffic I believe that the traffic should be addressed on Jackson St. Maybe have a center turn lane like Murdock. That can help with speed. When I moved here the street wasn't 4 lane. If i had been I never would have moved here.	7/29/2019 7:17 AM
12	Speeding Traffic Speed limit should be 25 and enforced or enforce at 30 speeding and racing is rampant. We also need marked crosswalks with warning lights too many people do not cross at main intersections inconvenient. Also, I am confident nothing will be done about the above.	7/29/2019 7:07 AM
13	I live on Jackson St and I like the visibility of Law enforcement.	7/26/2019 5:49 AM
14	Crime Pretty sure my neighbors do drugs and their yard is fucking disgusting, dealing with them to remove stuff from the side of my garage right now because it put a whole in the side.	7/15/2019 1:57 PM
15	Speeding Traffic When answering these questions I based my selections as to my immediate neighborhood, not within the area you have mapped as the Historic Jackson Neighborhood. Wisconsin Street between Murdock and New York Streets is in dire need of resurfacing! When we moved into our house 20 years ago, there was parking on Jackson St. Now that it is 4 lanes, it is so loud, busy and dangerous to be walking on the sidewalk. Winter is the worst when it comes to snow. There is very little terrace to put the snow once the plows have been through. The cars don't move over to the inside lane when people are shoeing. One slip by the person shoveling is going into traffic! It's not just personal vehicles that do this, but also semis, which continue to speed all year long. Also, I feel Oshkosh Truck driving their vehicles on Jackson St daily put a lot of wear and tear on our street.	7/12/2019 5:01 AM

Appendix C

Transportation Resources

The Bicycle and Pedestrian Master Plan – adopted in 2019

The plan recommends Murdock Avenue, Wisconsin Avenue, Bent Avenue incorporate bike routes in the neighborhood. Additional bicycle infrastructure exists on N Main Street, New York Avenue and Irving Avenue.



GO-Transit Public Transportation System

Two GO-Transit bus routes are located in the Historic Jackson Neighborhood. Both routes stop at the Market Street Station. Routes 2 and 3 go directly through Historic Jackson ultimately connecting to the entire network including Neenah.



Appendix D

Capital Improvement Program

Capital Improvement Program 2020 - 2024

Identifies multiple streets within the Historic Jackson neighborhood proposed for reconstruction over the next five years. The attachments below indicate projects that are scheduled through 2024 for street improvements.





Cherry Street Reconstruction

\$ 5,244,100

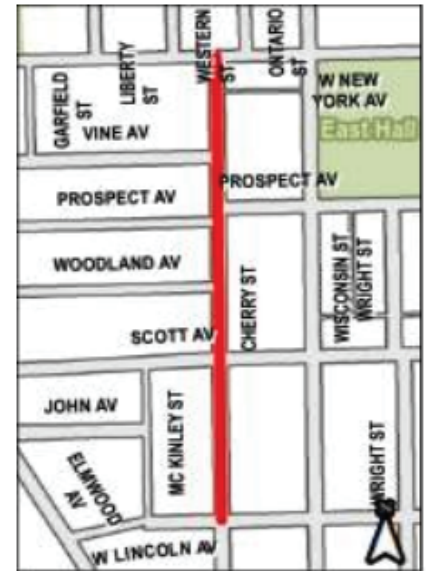
Document/Study/Planning Document: N/A

PASER Rating: 4

Full reconstruction of the street, including public utilities and laterals, **from West Lincoln Avenue to West New York Avenue**. Proposed 2,000' length of 32' concrete pavement in 60' right-of-way. New 60" storm sewer will be installed **from West New York Avenue to Prospect Avenue**. Existing storm sewer from **Prospect Avenue to West Irving Avenue** will be upsized. Sidewalk sections will be repaired, as needed.

Age of Infrastructure:
 Sanitary - 1886, 1891, and 1981
 Water - Pre-1920's
 Storm - 1968

CIP Section	Assessment	Other	City/Utility	Total
Street	\$ 345,500	\$ -	\$ 824,500	\$ 1,170,000
Storm	\$ 91,000	\$ -	\$ 1,179,000	\$ 1,270,000
Wastewater	\$ 222,500	\$ -	\$ 904,400	\$ 1,126,900
Water	\$ -	\$ -	\$ 1,328,200	\$ 1,328,200
Sidewalk	\$ 59,400	\$ -	\$ 39,600	\$ 99,000
Traffic	\$ -	\$ -	\$ 250,000	\$ 250,000
Total	\$ 718,400	\$ -	\$ 4,525,700	\$ 5,244,100



Central Street Reconstruction

\$ 3,423,800

Document/Study/Planning Document: N/A

PASER Rating: 2, 3, 4

Full reconstruction of the street, including public utilities and laterals, **from West New York Avenue to West Bent Avenue**. Proposed 1,770' length of 30'- 32' concrete pavement in 50' - 60' right-of-way. Existing 4" and 6" water main will be replaced with 8" water main. Sidewalk sections will be repaired, as needed.

Age of Infrastructure:
 Sanitary - 1908 and 1912
 Water - Pre-1920's and 1978
 Storm - 1958

CIP Section	Assessment	Other	City/Utility	Total
Street	\$ 276,100	\$ -	\$ 628,900	\$ 905,000
Storm	\$ 56,000	\$ -	\$ 570,000	\$ 626,000
Wastewater	\$ 115,700	\$ -	\$ 646,200	\$ 761,900
Water	\$ -	\$ -	\$ 818,300	\$ 818,300
Sidewalk	\$ 52,600	\$ -	\$ 35,000	\$ 87,600
Traffic	\$ -	\$ -	\$ 225,000	\$ 225,000
Total	\$ 500,400	\$ -	\$ 2,923,400	\$ 3,423,800



West Lincoln Avenue Reconstruction

\$ 3,473,100

Document/Study/Planning Document: N/A

PASER Rating: 3, 5

Full reconstruction of the street, including public utilities and laterals, **from Elmwood Avenue to Jackson Street**. Proposed 1,600' of 36' concrete pavement in 44' - 60' right-of-way. Existing storm sewer will be upsized. Sidewalk sections will be repaired, as needed.

Age of Infrastructure:

Sanitary - 1896, 1911, and 1977

Water - 1963

Storm - 1968

CIP Section	Assessment	Other	City/Utility	Total
Street	\$ 291,600	\$ -	\$ 748,400	\$ 1,040,000
Storm	\$ 50,000	\$ -	\$ 752,000	\$ 802,000
Wastewater	\$ 106,800	\$ -	\$ 553,600	\$ 660,400
Water	\$ -	\$ -	\$ 691,500	\$ 691,500
Sidewalk	\$ 47,500	\$ -	\$ 31,700	\$ 79,200
Traffic	\$ -	\$ -	\$ 200,000	\$ 200,000
Total	\$ 495,900	\$ -	\$ 2,977,200	\$ 3,473,100

