

TOWN OF BLOOMING GROVE

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**GALLAGHER PLAT  
IMPROVEMENT PLAN**

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*FUNDED IN PART BY A GRANT FROM THE DANE COUNTY BUILD PROGRAM*

**August 23, 2005**

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## **A. INTRODUCTION**

The Town of Blooming Grove is located in Dane County, Wisconsin, adjacent to the eastern border of the City of Madison. While some areas of the Town maintain a rural flavor, portions of the community have become more urban in their look and feel. The Gallagher Plat neighborhood is an example of an area within the Town that is more urban and compact in its development pattern.

The Gallagher Plat neighborhood was developed between the 1930s and 1950s, and its homes are now 50–70 years old. Current conditions in the neighborhood prompted the Town Board to begin considering what improvements were needed to maintain a quality neighborhood for residents in the Gallagher Plat.

The Town Board authorized staff to submit a neighborhood improvement planning grant to Dane County’s BUILD Program in a move to identify what actions are needed to improve the quality of the Gallagher Plat neighborhood. The BUILD Committee approved the grant, and additional funding was authorized by the Town Board to develop the plan. The Board established a steering committee to manage the neighborhood improvement planning process and hired Vierbicher Associates, Inc. to provide consulting services and write the plan. A summary of activities, and a timetable that outlines the planning process used to develop this plan, is included as Attachment 1.

The goal of the Neighborhood Improvement Plan is to use input gathered from residents of the Gallagher Plat neighborhood and other key stakeholders to develop short-term and long-term vision statements that outline what should be done to improve the neighborhood. The vision statements are then tied to an action plan that outlines a series of goals, strategies, and objectives that will accomplish the vision statements. The plan also outlines the process necessary to develop a capital improvement program to schedule and budget the projects associated with making the proposed neighborhood improvements.

The Town would like to thank Dane County’s BUILD Program for providing a large part of the funding for this initiative. Special thanks also go to those who participated in the process by providing their input through surveys, interviews and participation in public forums. The Town would also like to acknowledge the efforts of the Steering Committee members who managed this process.

### **SUMMARY OF KEY ISSUES**

- Deteriorating infrastructure and substandard neighborhood design
- Pocket of lower cost housing
- Pocket of lower incomes
- The Challenge is to improve the condition of infrastructure and bring neighborhood design up to modern standards while managing the financial burden to residents.

## **B. EXISTING CONDITIONS**

### **THE GALLAGHER PLAT AREA**

The Gallagher Plat neighborhood is located in the Town of Blooming Grove adjacent to the Atwood-Schenk Neighborhood in the City of Madison. The neighborhood is jurisdictionally controlled by the Town although it has the look and feel of a compact urban neighborhood more consistent with what one would expect to see in a city environment. The majority of homes are on lots that are 40 to 50 feet wide with home setbacks close to the street. The neighborhood was developed between the 1930s and 1950s, and homes in the area are generally between fifty and eighty years old. While most homes are well maintained, some homes in the neighborhood are showing signs of age and are in need of repair.

The neighborhood is bounded by Commercial Ave. and HWY 30 to the north, a short segment of Jacobson Ave. to the east, the railroad corridor that runs southeast, and Rethke Ave. to the west. The neighborhood takes the shape of a triangle when viewed on a map. Map 1 is an aerial photo that displaying the Gallagher Plat neighborhood boundary (*See* p.3). With the exception of a portion of property south of the railroad corridor on the neighborhood's southeast side, the Gallagher Plat is surrounded by the City of Madison. Property uses adjacent to the neighborhood include a large campus operated by the State of Wisconsin Department of Corrections west of Rethke Ave. Residential uses abut the neighborhood to the west, as well as beyond the railroad tracks to the south. A new residential development that will include a 20-unit apartment building, four duplexes, and three single-family homes has been approved by the City of Madison adjacent and to the east of the Gallagher Plat Neighborhood.

### **MUNICIPAL JURISDICTION AND PROPERTY OWNERSHIP**

The entire neighborhood is part of, and lies within, the Town of Blooming Grove. All of Rethke Ave. to the east, and the north half of Commercial Ave. to the north, are maintained by the City of Madison. The Town of Blooming Grove and the City of Madison entered into a Cooperative Boundary Agreement in February of 2005 designed to guide future annexation from the Town into the City. The agreement identified the Gallagher Plat Neighborhood as a Protected Area, and states that the City shall not annex any territory in the Protected Area until midnight on October 31, 2027. At that time the neighborhood will become a part of the City of Madison, which makes the City a stakeholder in the neighborhood improvement planning process.

Property within the neighborhood is under private ownership, with the exception of Thurber Park, which is owned and maintained by the Town of Blooming Grove.

### **EXISTING LAND USE**

Single-family residential uses dominate the neighborhood, with some multi-family uses interdispersed throughout the area. A review of neighborhood property ownership showed that approximately 75% of the neighborhood is owner-occupied while the remaining 25% of the properties are occupied by tenants. Commercial uses in the neighborhood are few, and are confined to several parcels along Fair Oaks Ave. and lining Commercial Ave. Map 2 shows the current land uses in the neighborhood (*See* p. 4). No land use changes will be proposed as a part of this neighborhood improvement plan.

**TRANSPORTATION FACILITIES**

The neighborhood is serviced by the Madison Metro Bus system with a stop in mid-block of Gannon and Fair Oaks Ave. The primary transportation facility in the neighborhood is the road network, which is configured in a grid system. Fair Oaks Ave. is considered to be a minor collector street, and the rest of the roads are classified as neighborhood streets, according to the Town’s Draft Comprehensive Plan Policy Document. Street right-of-way is 60 feet for all streets in the neighborhood except for Commercial Ave., which has a 100 foot right-of-way where it parallels HWY 30. Street widths vary in the neighborhood, ranging from 38 feet on Fair Oaks Ave. to 28 feet on Jacobson Ave. Table 1 shows the current right-of-way width and street width for all streets in the neighborhood.

The neighborhood is impacted by HWY 30 due to the entrance and exit ramps at Fair Oaks Ave. West-bound traffic enters and exits the highway onto Fair Oaks Ave. just north of the neighborhood. East-bound traffic exits off of HWY 30 onto Commercial Ave. just west of Fair Oaks Ave., and east-bound traffic enters the highway off of Commercial Ave. on the east side of Fair Oaks Ave.

The neighborhood does not possess any bicycle facilities, although a bicycle path will be developed as a part of the Starkweather Creek development on the east side of Jacobson Ave. The new path will run parallel to the railroad tracks on the east side near the development site to Jacobson Ave.

Table 1: Neighborhood Street and Right-of-way Width

Street Name	Right-of-way Width	Street Width
Christianson	60’	30’
Commercial	100’	32’
Fair Oaks	60’	38’
Furey	60’	30’
Gannon	60’	30’
Jacobson	60’	28’
Memphis	60’	31’
Powers	60’	30’
Thurber	60’	30’
Webb	60’	32’
Worthington	60’	30’

**INFRASTRUCTURE**

Neighborhood infrastructure is provided by both the Town of Blooming Grove and the Waunona Sanitary District. The Town is responsible for maintaining roads and stormwater management infrastructure and the Waunona Sanitary District is responsible for water and sewer services.

Road conditions in the neighborhood show signs of disrepair. Some streets lack pavement in sections, and a number of streets have potholes. Most streets also do not have curb and gutter, which generally results in asphalt breaking off the edges and a one to two foot wide strip of dirt on each side of the road. Fair Oaks Ave., Rethke Ave. and Commercial Ave. are the few streets where curbs are in place. Map 3 shows the location of curbs in the neighborhood (*See p. 7*).

The lack of curb and gutter also increases the negative impact of stormwater runoff in the neighborhood. Stormwater runs directly off the streets without being channeled into the stormwater management system. Stormwater pipes are failing in the neighborhood and repairs are required. A stormwater pipe has collapsed between Stock Ave. and Fair Oaks Ave. along Commercial Ave. The Town has a paper copy of the neighborhood stormwater system, but no assessment of the condition of the system was available.

The water and sewer system managed by the Waunona Sanitary District is also in disrepair. Map 4 shows the location of water and sewer lines in the neighborhood (*See p. 8*). The original water lines that were installed in the 1950s are still in place. Water breaks have become more frequent due to the age of the water system, and the 2004 Waunona Sanitary District PSC Report indicates that 49% of the water purchased for residents was lost between the point of purchase and the water meters. Previous PSC Reports show that this level of water loss did not occur in earlier years, and so this issue is a cause for concern to residents in the Sanitary District. The sewer system has also experienced some breaks in recent years and appears to be in need of repair.

Assessing the quality of both the water and sewer system is difficult since the Sanitary District has not evaluated the condition of the infrastructure. District representatives have stated that leak detection will be conducted on the water lines, and that the sewer system will be flushed and viewed by camera in July of this year. This procedure will provide the District with the information necessary to determine the condition of the system and prioritize a schedule for water and sewer improvements.

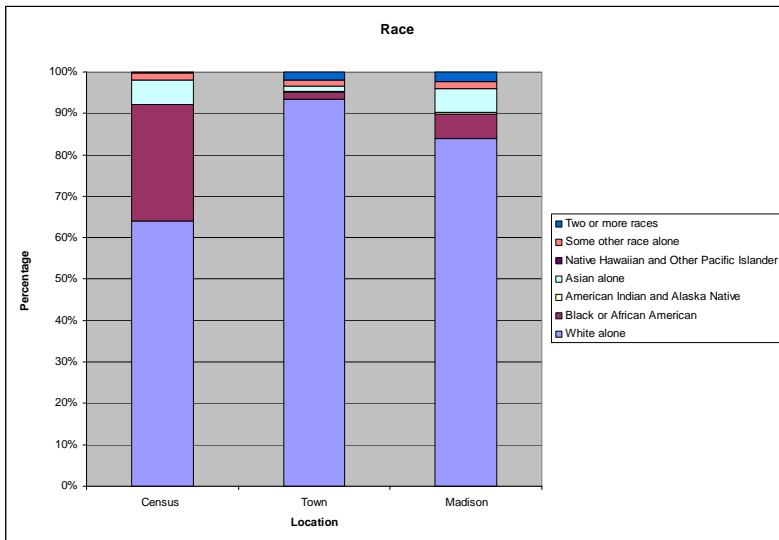
#### **URBAN DESIGN**

The neighborhood has limited design features. Boulevard street trees are located along Fair Oaks Ave. but not in the rest of the neighborhood. Signage indicating that people are entering the Town of Blooming Grove is located on the borders of the neighborhood, but there are no signs specifically identifying the Gallagher neighborhood. Design features can help create a sense of place, can be used to calm traffic in certain instances, and should be incorporated into the neighborhood improvement plan.

**DEMOGRAPHICS**

The Gallagher Plat Neighborhood is a part of Census Tract 20, Block 1. Map 5 shows which blocks, streets, and homes are included in this census tract (*See p. 10*). Except for population data, information collected by the U.S. Census for areas smaller than the Block Level is suppressed. This means that the data includes information on the entire shaded area shown on Map 5, and is not specific to the Gallagher Plat Neighborhood. The population data shows that the population of the Gallagher Plat neighborhood is 48% of the census block and 34% of the population in the Town of Blooming Grove.

All of the charts below show data for the Census Tract 20, Block 1; the Town of Blooming Grove; and the City of Madison. This should allow for the comparison of information for the census block to the Town and the City. All of the U.S. Census Data collected is shown in Attachment 3.

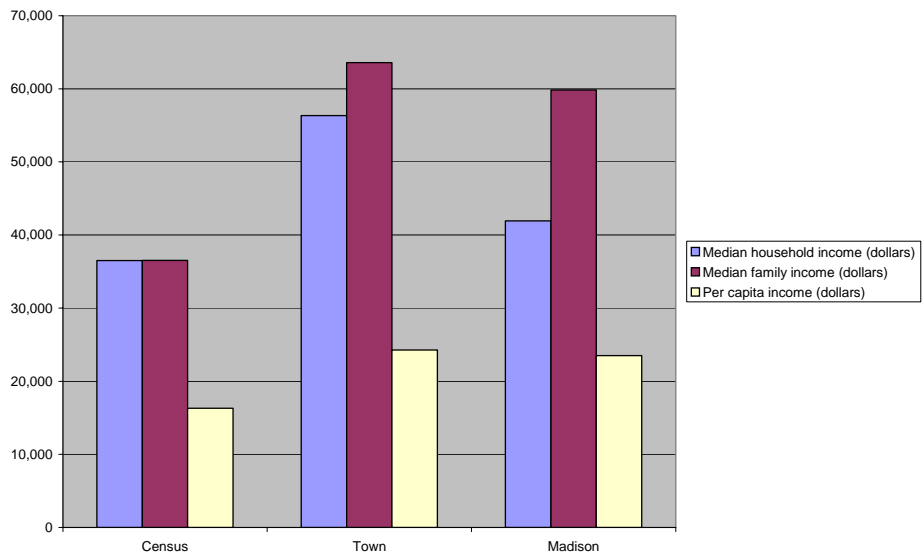


The data on race shows that the census block has a more diverse population than the Town or the City of Madison. The white population in the census block is 64% compared to 93% in the Town and 84% in the City of Madison. The black population in the census block is 28% of the population, whereas the black population in the town is .02%. This suggests that at least 90% percent of the black population residing in the census block does not live in the Gallagher Plat neighborhood.

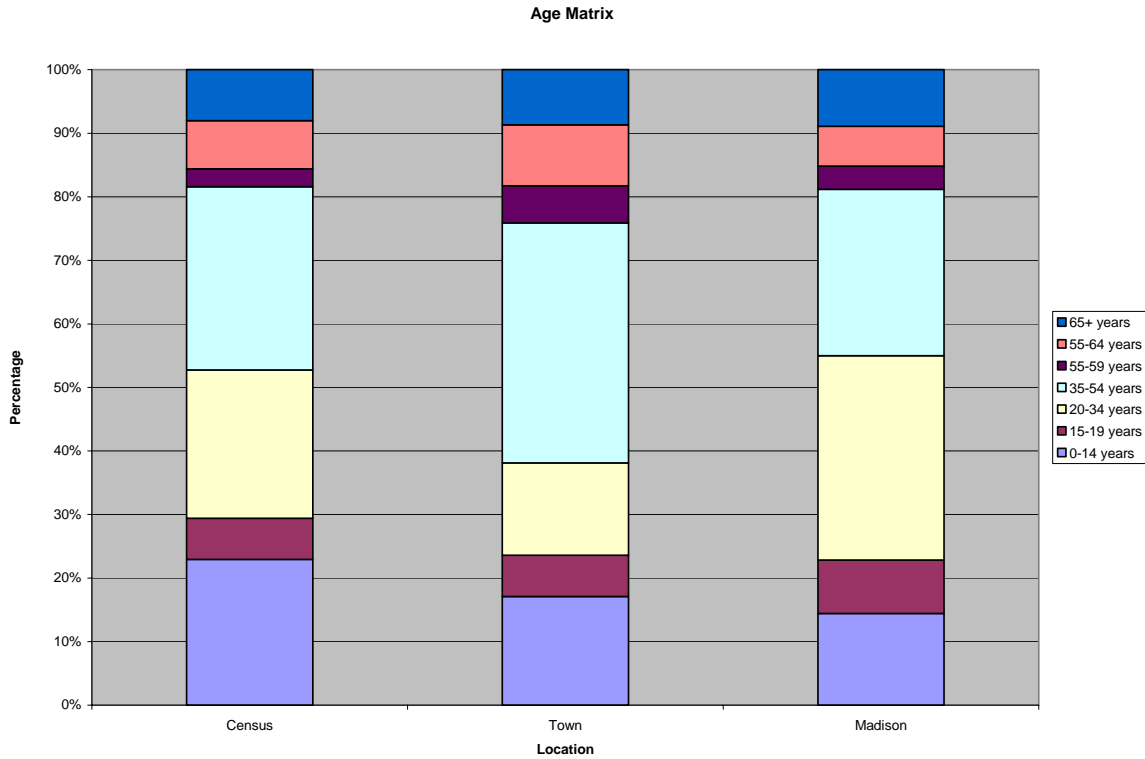
**INCOME**

Median household, family, and per capita incomes are a great deal lower in the census block than the Town of Blooming Grove and the City of Madison. The chart to the right shows that annual household and family incomes in the census block were under \$40,000 in 2000, while the median household income in the town was over \$55,000 and the town’s median family income was over \$60,000 in 2000.

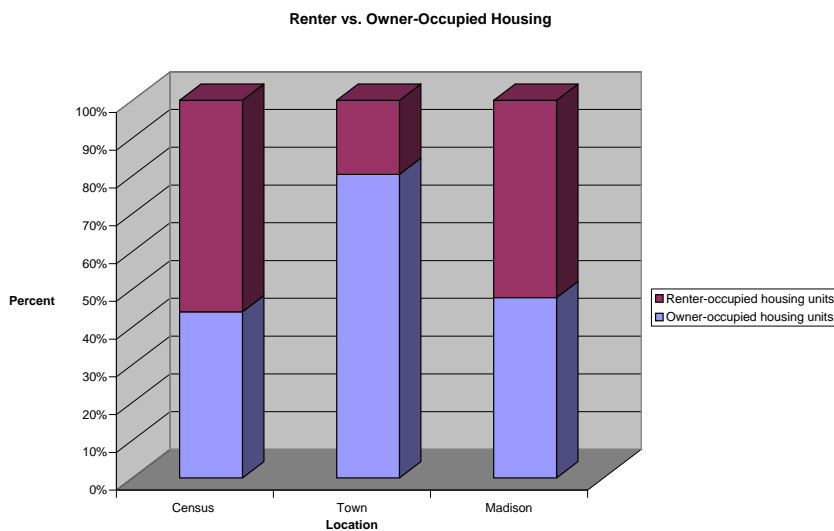
Household, Family and Per Capita Income







The age matrix above shows each area’s age groups by percentage. The census block has a higher percentage of children and a higher percentage of people between the ages of 20-34 than the Town, but a lower percentage of people in the 55-64 and 65 and over age ranges.

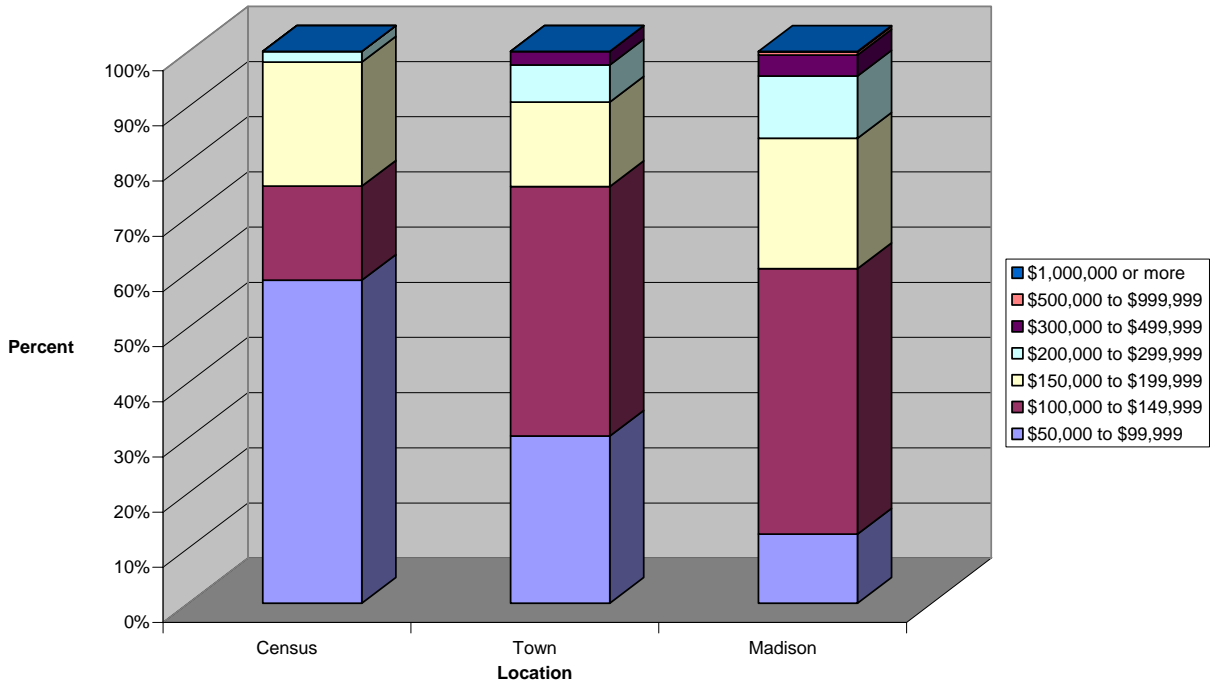


**HOUSING**

While over 80% of housing in the Town of Blooming Grove is owner-occupied, less than 45% of the census block falls into this category. The census block is far more consistent with the City of Madison than the Town in terms of the breakdown between owner- and renter-occupied housing. A review of property records in the Gallagher Plat neighborhood showed that over 75% of the housing units were owner-occupied, while the

remaining residences were owned by someone other than the occupant, which suggests that the part of the census block surrounding the neighborhood has a higher concentration of renter-occupied housing than the Gallagher Plat neighborhood.

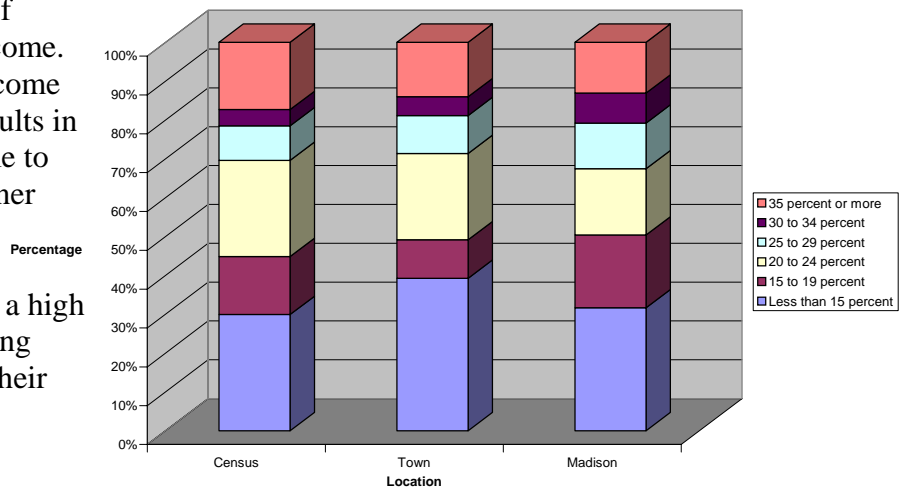
**Value of Owner Occupied Units**

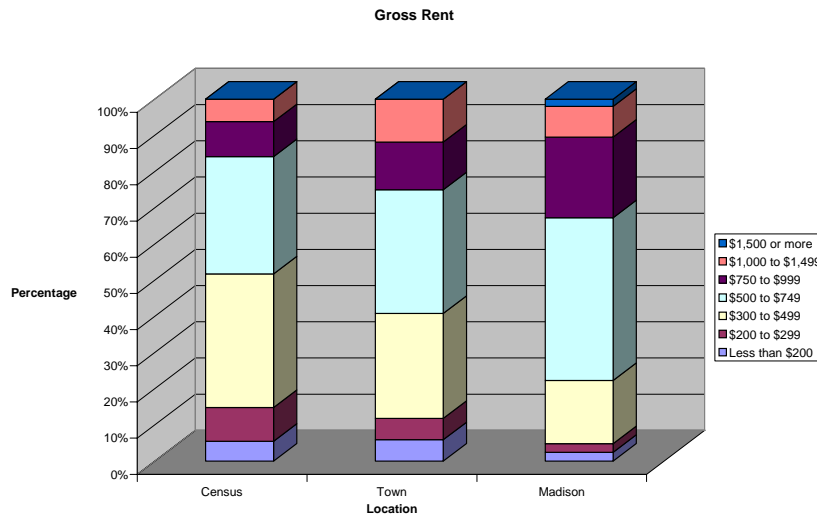


Owner occupied housing unit values in the census block are significantly lower than the Town and City averages. Median home values of owner occupied homes in the census block are less than 75% of the median home values in the Town of Blooming Grove and less than 67% of the median home values in the City of Madison. The median value of owner-occupied homes in the census block was \$92,500 in 2000, compared to \$123,500 in the Town of Blooming Grove and \$139,300 in the City of Madison.

Owner costs as a percentage of household income is a good indicator of homeowner's disposable income. The higher percentage of income attributed to owner costs results in a lower percentage of income to be applied to other homeowner needs. Despite the significantly lower home values, the census block has a high percentage of owners applying more than thirty percent of their household income to home ownership costs.

**Owner Costs as a Percentage of HH Income**





Rental costs in the census block are lower than both the town and the city. Over 40% of renters in the census block pay less than \$500 per month in rent. The median monthly gross rent in the census block is \$491, compared to a monthly cost of \$544 in the Town and \$644 in the City of Madison.

## C. ANALYSIS OF EXISTING PLANS

### TOWN OF BLOOMING GROVE COMPREHENSIVE PLAN

In 2002, the Town of Blooming Grove and seven other communities submitted a grant to the Wisconsin Land Council to help fund the preparation of comprehensive plans for each of the communities. A comprehensive plan is a document that sets forth a long-term vision for a community and provides guidance for future decisions relating to goals outlined by the community. Comprehensive plans are not strategic in scope, and do not focus on many of the issues to be addressed in the neighborhood improvement plan. However, the goals and objectives outlined in the comprehensive plan should be consistent with the short-term and long-term vision statements contained in other plans adopted by local governments.

The Town is in the process of reviewing the final draft of the comprehensive plan, and will likely adopt the document before approving this neighborhood improvement plan. The plan contains a policy document that outlines a series of goals and objectives the Town should achieve to implement the plan. The relevant goals and objectives contained in the comprehensive plan are included here for reference. Some of the goals outlined in the comprehensive plan are not relevant to the neighborhood improvement planning process and have been left out of the review.

**Goal 1:** Develop a housing stock to meet the diverse needs of the current and future residents.

**Objective:** Decrease the number of housing units in disrepair.

**Goal 2:** Develop a diversified, safe, efficient and environmentally sound transportation network to move people and goods within the community and to connect the Town with population centers in the region.

**Objectives:** Maintain a safe and efficient transportation system in the Town.  
 Conduct an annual review of the Town's streets using the PASER system as required by state law and use the results in developing a work program for improving the town's roads.

**Goal 3:** Develop a complete network of pedestrian and bike ways throughout the community and with other areas in the region.

**Objectives:** Increase opportunities for pedestrian and bike travel in the town and work to encourage sidewalks and bike paths in appropriate areas of existing developments.

**Goal 4:** Maintain and improve existing stormwater infrastructure.

**Objectives:** Eliminate damage to public infrastructure and private property resulting from stormwater events.

**Goal 5:** Ensure that residents have cost-effective solid waste and recycling services.

**Objective:** Continue to support waste reduction and recycling efforts.

**Goal 6:** Provide an efficient water and wastewater system that meets existing and projected demand, promotes orderly growth and development, and protects the public health of the community.

**Objectives:** Locate water and wastewater infrastructure to promote the efficient provision of services.  
Minimize the cost of construction and maintenance.  
Minimize the impact on the natural environment.

### **SCHENK-ATWOOD-STARKWEATHER-WORTHINGTON PARK NEIGHBORHOOD PLAN (2000)**

A neighborhood plan was developed by the City of Madison for the Schenk-Atwood-Starkweather-Worthington Park area in 2000. Maps contained in the plan show the Gallagher Plat neighborhood within the planning boundaries, but no specific issues relating to neighborhood concerns or needs were addressed. The following is a summary of the plan, including the vision statement and key issues and proposals.

#### **Vision Statement:**

"The Schenk-Atwood-Starkweather-Worthington Park Neighborhood envisions diverse, community-oriented places, activities, and people. Achieving this vision will require community, citizen, public and business interests to continually work together. This will be a neighborhood where vibrant residential areas, community activities, and business corridors continually build upon each other's strengths.

"The neighborhood must continually face challenges, including ex-urban commuter traffic, rising housing costs, and stressed community services. This neighborhood plan contains detailed proposals to address these challenges and to move toward the vision of a neighborhood in which:

- Traffic is calmed for a safe and pleasant walking, bicycling, and transit environment;
- Mixed-use, urban in-fill, and owner-occupied housing are developed so the elderly will be able to stay in their homes and all people will be able to flourish throughout the neighborhood;
- Social services/community facilities serve all residents;
- Schools are maintained to the highest standards;
- All residents feel safe and secure;
- Strong, community-supported businesses preserve the human-scaled neighborhood character;

- Neighborhood parks, waterways, and rail-trails are linked by park-like neighborhood streets;
- East Washington Ave. is an attractive, safe corridor; and
- District Alderpersons work with neighborhood associations to develop and utilize a mechanism to keep track of public improvement projects funded by the City, County, or State so that the neighborhood has input into the planning process.

"In short, neighbors want to improve on the many great qualities in their neighborhood and keep an eye to its long-term sustainability."

### **Specific Issues & Proposals**

Some Proposals for the E. Washington vicinity were very similar to those identified in the Emerson East-Eken Park Plan. Additional issues addressed in the Schenk-Atwood-Starkweather-Worthington Park Neighborhood Plan included:

#### **Issue #1 (p. 5): "Increase pedestrian and bicycle safety with traffic calming measures, traffic enforcement, and physical improvements.**

"Neighborhood residents will develop traffic management plans to help slow traffic on the major thoroughfares and residential streets."

*Comment: Essentially, neighborhood residents were looking for physical measures such as street layout, urban design elements and in-street, physical traffic calming measures to tie transportation more closely to the neighborhood fabric with less emphasis on speeding traffic along.*

#### **Issue #4: "Make physical improvements along East Washington Avenue...."**

"... Reconstruction of East Washington Avenue will be an opportunity to provide new investment in public infrastructure along the entire corridor...."

*Comment: It was clear to all plan participants that there would be a need for significant public investment in the corridor on more than just roadways in order to spark an economic and aesthetic resurgence for the area.*

#### **Issue #6: "Create a pedestrian-friendly walkable business district."**

"...Many patrons arrive by foot or bicycle to the commercial areas. Design aspects such as sidewalks leading to the storefronts, well-defined pedestrian walkways...and attractive storefronts built to the sidewalk edge will help build upon the pedestrian-friendly business areas that are in the neighborhood. Review existing neighborhood commercial parking requirements for older neighborhoods with the intent to reduce parking ratios."

Other specific items:

- a. Continue to support the presence of a neighborhood grocery store at the corner of East Washington Avenue and Milwaukee Street.
- b. Even if Kohl's closes, encourage medium-density affordable housing on the northern portion of the site and retail or mixed-use at the corner of East Washington Avenue and Milwaukee Street with a grocery store as an anchor.
- c. South side of the 2400 Block of Winnebago Street – encourage construction of mixed-use commercial development on the first floor with residential on the second floor or above.

## **STARKWEATHER CREEK PLANNING EFFORTS**

Starkweather Creek runs along the southwest side of the Gallagher Plat neighborhood just south of the railroad tracks. The creek flows into Lake Monona and has been identified as the largest contributor of pollutants to the lake. The City of Madison Engineering and Parks Division updated the Starkweather Creek Master Plan in 2005 in an effort to revise goals established in previous plans and ensure that the new goals are consistent with the current regulatory environment. The plan emphasizes environmental concerns and enhancing recreational opportunities within the Starkweather Creek watershed.

The plan indicates that the Town of Blooming Grove is part of the Madison Area Municipal Stormwater Partnership. This partnership has entered into an agreement to seek stormwater discharge permits from the WI DNR and EPA collectively. The Starkweather Creek plan also indicates that the Town's water resource program is managed by Dane County. Based on this information it appears that the Town has effectively collaborated with the City and County to establish and maintain the resources necessary to address environmental water quality issues.

The plan for Starkweather Creek recommends using the creek as a natural corridor for a bicycle and pedestrian trail system. No specific recommendations for the Gallagher Plat neighborhood are included in the plan.

## **D. PUBLIC PARTICIPATION**

Neighborhood and Town input is the core of the neighborhood planning process. A steering committee made up of Gallagher Plat residents, Town elected officials and staff, and Sanitary District staff guided the process, and input from Gallagher Plat residents and other stakeholders was gathered using a number of different mechanisms. Ten neighborhood residents identified by the steering committee were interviewed to learn more about the neighborhood and how resident view the area. Interviews were also conducted with the Waunona Sanitary District and the City of Madison. A survey was sent to all Gallagher Plat residents and property owners to ensure that everyone in the neighborhood had an opportunity to provide input into the planning process. A community forum was held at the Waunona Sanitary District offices to provide residents with an opportunity to review information about their neighborhood and respond to a series of questions designed to gain a better understanding of neighborhood preferences.

The input received through the interviews, surveys, and the public forum helps form the basis for developing the short-term and long-term vision statements for the neighborhood.

## STAKEHOLDER INTERVIEWS

Ten residents identified by the steering committee were interviewed. The average length of residency in the neighborhood of those contacted was 28.6 years, with a range between 2 and 59 years of residency. Only one of the residents interviewed had children living in the home, and all of those interviewed owned their home. The interviews were structured loosely around seven fairly open ended questions in an effort to gain input above and beyond responses to specific questions. Interviews are valuable in that they allow residents to provide more information than is generally allowed through surveys, and responses to interview questions can be helpful in identifying key issues of importance to neighborhood residents.

### **1. How do you feel about the neighborhood? Sense of Community, Safety (Home, pedestrian, traffic)**

Responses to this question varied. Most respondents indicated that the neighborhood has improved over time, but three indicated that the neighborhood has declined. One respondent indicated a lack of safety in the neighborhood is a concern that results in not going out often.

All respondents indicated that the neighborhood has changed over the years, and most indicated the change is related to generational replacement. Interviewees said that there are fewer children living in the neighborhood, although some indicated that this has changed recently as some of the elderly residents have left and been replaced with families with children.

A number of interviewees raised concerns over what they perceive is a higher percentage of multi-family housing, and three respondents stated they were apprehensive over the multi-family development on the east side of Jacobson St. that will begin building this year.

All of the respondents except for one indicated that safety was not a concern, and that the neighborhood has grown safer over time. Some residents pointed to past problems relative to drugs and crime, but stated that the neighborhood has improved.

### **2. Is there a need to improve the infrastructure in the neighborhood?**

**Sidewalks** – All but one of the interviewees indicated they did not support sidewalks. The most common reasons for not supporting sidewalks included the cost, loss of yard space, and a lack of need. Sidewalk supporters expressed concern over children playing and bicycling in the road, and indicated that while the cost issue was a valid concern, sidewalks are necessary to ensure pedestrian safety, especially for children.

All but one of those interviewed indicated support for developing curb and gutter in the neighborhood.

**Streets** – Responses varied based on where those interviewed lived. Some indicated the streets were in good condition due to recent improvements. Some indicated streets were in poor condition, but stated that improvements were slated in the near future. Others indicated that the streets were in poor condition and in need of repair. Other comments included positive marks for the Town on snow removal.

One interviewee pointed to the fact that while the street surface may be in good condition, the infrastructure under the street was not. This person went on to suggest that if streets in good condition have to be excavated to improve the infrastructure underneath, residents would be paying twice for street repairs.

**Public Facilities** – This question focused mainly on issues relating to water and sewer services. Interviewees indicated that water and sewer services were an area of concern, but few of those interviewed were able to identify specifically what their concern is. Some respondents said that there have been water line and sewer breaks, but they did not have a good sense of the condition of the overall system. Respondents also indicated that water and sewer rates were reasonable, and many stated that they thought the rates in the neighborhood were less than water and sewer rates in the City of Madison.

**Stormwater Management** – All of the residents surveyed indicated that stormwater management was an issue in the neighborhood. Interviewees used words like ‘pond,’ ‘lake,’ and ‘swimming pool’ to describe how stormwater collects at multiple street corners including Jacobson and Webb and Worthington and Rethke. Survey respondents also indicated that water collects in driveways and in backyards and some interviewees attributed the lack of stormwater management to basement flooding in homes around the neighborhood.

**Public Transportation Facilities** – Most of those interviewed indicated they did not use the public transportation system, but were aware that there is a stop in the neighborhood. One interviewee suggested that the stop along Fair Oaks Ave. should have an area that is covered to protect those waiting for the bus from the weather. Another interviewee indicated that they used to ride the bus, but routes were reconfigured resulting in a bus ride of over an hour to reach their destination.

**Parking** – Interviewees identified parking as a problem, but pointed to various issue as the cause. Some interviewees indicated that parking problems are the result of employees at the Department of Corrections parking along streets in the neighborhood to avoid paying for parking in the lot designated for Corrections employees. Others indicated that parking problems were related to residents having more cars than off-street parking space, while others stated that abandoned or junk cars were a concern in the neighborhood.

### **3. Can access to and from HWY 30 be improved? If so, how?**

Residents interviewed indicated that access to and from HWY 30 was an asset to the neighborhood in that it provides residents with convenient access to other areas in the region. Many interviewees did claim that garbage collects on the on and off ramps as well as underneath the Fair Oaks Ave. underpass.



- 4. The Town of Blooming Grove and the City of Madison have developed a cooperative boundary agreement that will result in the Gallagher neighborhood becoming a part of the City of Madison no later than 2027. As the neighborhood transitions from the Town of Blooming Grove to the City of Madison, are there issues or opportunities residents should be aware of?**

Interviewees stated they were not concerned about the boundary agreement, although many of those interviewed were not clear about how the agreement affected their neighborhood and requested clarification as to when the neighborhood will become part of the City of Madison.

- 5. The current mix of housing in the neighborhood is approximately 75% owner-occupied and 25% renter-occupied. Should this mix of housing be retained, or should the percentages of owner-occupied and renter-occupied housing increase or decrease?**

Interviewees expressed concern over the amount of homes that appear to be transitioning from owner-occupied housing to rental housing in the neighborhood. Many of the people interviewed indicated that rental units tend to be maintained less frequently. Lawn care, garbage collection, and multiple cars parked in the street were the main concerns identified by those interviewed.

- 6. Is there a need for more commercial property in the area? If so, what type of commercial opportunities should be promoted?**

All of those interviewed indicated they were satisfied with the level of commercial property in the neighborhood. One person stated that a coffee shop along Fair Oaks Ave. would be ideal, but did not support any additional commercial property in the neighborhood. Some of those interviewed did express concern over the condition of existing commercial property and showed a preference toward improving existing commercial properties in the neighborhood.

- 7. Do property owners have access to capital for home improvements? Should the Town explore ways to enhance property owner's access to capital for home improvements?**

Most of those interviewed stated that they were able to use the existing equity in their homes to make investments in home improvements. Some of those interviewed suggested that others may not be in the same position, and pointed out a number of properties where home improvements have been ongoing for a number of years. When asked if the Town should explore ways to enhance property owner's access to capital, most of the interviewees supported the idea if it did not require an increase in taxes. Some interviewees also suggested that the Town should assist new home owners in purchasing homes in the neighborhood to offset the number of homes that are being purchased and transitioned to rental properties.

## **ADDITIONAL STAKEHOLDER INTERVIEWS**

Separate interviews were conducted with officials from the Waunona Sanitary District and the City of Madison, since both have obligations to the public, and a significant stake in the future of the neighborhood. The Sanitary District is a stakeholder since it provides water and sewer service to the area and the City is a stakeholder since the neighborhood will become a part of the city in less than 22 years.

### **Waunona Sanitary District Interview**

An interview was conducted with Hal Bohne, who serves as a commissioner and chair of the Waunona Sanitary District. The interview was conducted at the Sanitary District offices located on Thurber Ave. In terms of the water system, Mr. Bohne indicated that the District did experience a 49% water loss in 2004 between the point of purchase and the meters. He also indicated that in previous years the level of water loss was in the 12% to 22% range. There were also six water line breaks in the past year that required repairs.

Mr. Bohne stated that the water system was developed in the early 1950s. On average, Mr. Bohne stated water pipes should have an anticipated life span of fifty years. None of the original lines have been replaced, which would suggest that the system has outlived its life-span and is in need of repair. Water lines are located beneath the street throughout the neighborhood.

The sewer system was also developed in the early 1950s and is beginning to show signs of wear. Most of the sewer pipes are 6 inches in diameter, and as they are replaced, the Sanitary District would like to upgrade to 8-inch pipe. Mr. Bohne indicated that a recent sanitary sewer break resulted in replacing 20 feet of sewer line on Thurber Ave.

Mr. Bohne indicated that stormwater and groundwater impact the sewer system by placing pressure on the exterior of the pipes and adding additional stress to the system. When asked if the Sanitary District and the Town coordinate infrastructure improvements, he indicated that there has been little cooperation between the District and the Town. Mr. Bohne did state that the Sanitary District should be working more closely with the Town and expressed an interest in improving the current relationship between the Sanitary District and the Town.

Mr. Bohne also indicated that the Sanitary District is in the process of assessing the condition of their infrastructure by doing leak detection on the water system, and flushing and televising the sewer pipes. Their goal is to have the assessment conducted in July of this year, with results available in August. He also indicated that the Sanitary District would like to pursue grant and low-interest loan funds through the Wisconsin Department of Natural Resources to defray infrastructure improvement costs.

## City of Madison Interview

A phone interview was conducted with Brad Murphy, Director of the City of Madison Planning Department. The interview lasted for approximately fifteen minutes, and started with a discussion of the Boundary Agreement and its impact on the Gallagher Plat neighborhood. Mr. Murphy confirmed that the neighborhood is in a protected area and will not be annexed into the City until 2027. When asked what concerns he had about the transition, Mr. Murphy indicated that the condition of streets and infrastructure were key concerns. He also stated that the City is willing to collaborate with the Town and provide assistance in making improvements. No specific indication of the type of assistance the city would be able to provide was given.

A discussion of street conditions and design issues in the area ensued. Mr. Murphy indicated the City's preference for installation of curb, gutter, and sidewalks when appropriate in neighborhood settings. He also encouraged the Town to look at a number of different neighborhood design elements such as streetscaping, street trees, and neighborhood identification signs.

Mr. Murphy encouraged the Town to review planning documents for Madison neighborhoods adjacent to the Gallagher Plat neighborhood, and also indicated that the City is in the process of developing a master plan for the Starkweather Creek area just east of the neighborhood. Mr. Murphy also encouraged the Town to recognize that the City has a minimum housing code, and as the neighborhood transitions into the City homes will be required to conform to that standard.

## Interview Conclusions

Interviewees expressed a relatively high level of satisfaction with the neighborhood, but did indicate that improvements were either needed or would be needed in the near future. A number of those interviewed expressed concerns over the cost of improvements and stated that part of the neighborhood's strength is the relatively low property taxes paid in comparison to property tax levels in the city of Madison. It was apparent that infrastructure issues are a key concern for those interviewed.

## NEIGHBORHOOD SURVEY

292 Surveys were sent to residents and property owners in the Gallagher Plat neighborhood. The survey was comprised of twenty-six questions that were developed by the steering committee. Surveys were sent to addresses provided by the Town and were returned to the consultant to ensure the anonymity of respondents.

Surveys were sent to a total of 239 residents and 53 non-residents who own property in the neighborhood. The total survey return rate was 39.7%, with a resident return rate of 43.9% and a property owner, non-resident return rate of 20.7%. A copy of the survey and the tabulated survey results are included in Attachment 4.

### ➤ Key Information Gathered From the Surveys:

- 1/3 of respondents indicated the street in front of their home, on the block, is in disrepair
- Traffic speed was identified as the primary street and traffic issue

- Nearly 80% of respondents do not prefer a sidewalk in front of their home
  - 72% identified the cost as their main concern with sidewalks
  - 53% of those surveyed identified sidewalk maintenance and a reduction in lawn size as concerns
- Three of four people surveyed are satisfied with the condition of property in the area outside their home
- All survey respondents are happy with the neighborhood as a place to live, but 27.4% percent think improvements are needed
- Stormwater management and curb and gutter were identified by the highest number of respondents as improvements needed in the neighborhood. Streetlights, including lights in Thurber Park, were the third, while sidewalks and water & sewer were the least supported improvement measures
- 83.8% of respondents indicated that there is enough parking in the neighborhood
- Nearly 30% of respondents experience basement flooding
- Road repairs and Stormwater management received the highest percentage of “Poor” ratings, while Recycling and trash collection received the highest percentage of “Good” ratings when people were asked to rate services.

The survey results suggest that residents are generally satisfied with the neighborhood as a place to live. Yet the results also show that there are issues in the neighborhood residents would like to address, including home repairs, traffic speed, and basic infrastructure improvements. All survey results are shown in the back of the report in Attachment 4.

## **PUBLIC MEETING INPUT**

Two public forums were held at the Waunona Sanitary District Office on Thurber Ave. The first forum was held on June 15<sup>th</sup> from 6:30 to 8:30 p.m., and was designed to provide people with background data about existing conditions in the neighborhood. Information presented included neighborhood maps, census data, a summary of the neighborhood survey, and information on alternative street designs. Four street design samples were shown to provide residents with an understanding of how each design would impact the streetscape and the area in front of their homes. A survey was developed to allow people attending the first public forum to provide additional input on future street design, among other issues. The survey results and the alternative street designs displayed during the public forum are shown in Attachment 4.

The second public forum was held on July 13<sup>th</sup> from 6:30 to 8:30 p.m. at the Waunona Sanitary District Office. A presentation of the draft Neighborhood Improvement Plan was presented and public comments were taken after the presentation.

## **E. GALLAGHER PLAT ISSUES AND OPPORTUNITIES**

### **SWOT ANALYSIS**

A strengths, weaknesses, opportunities and threats (SWOT) assessment was performed to further identify key issues in the neighborhood. The SWOT was based on the public input gained from the interviews, surveys, and public forums. The goal of the SWOT is to take the many issues and concerns identified by residents and other stakeholders and condense those issues into statements that can be placed in each of the four categories.

#### **STRENGTHS:**

- Close proximity to HWY 30 and convenient east side neighborhood location
- Close to shopping and other social and cultural amenities
- Affordable housing units
- Strong sense of community amongst residents
- Lower tax rate than other urban areas in and around Madison
- Attractive park space and open space areas in and around the neighborhood

#### **WEAKNESSES:**

- Infrastructure needs upgrading
  - Water system was built in 1951 and 1952 and lines will need to be replaced
  - Stormwater management system needs repairs
  - Sewer system will likely require spot repairs and replacements
  - Road resurfacing is needed on some streets in the neighborhood
- Lack of curb and gutter to channel stormwater and adequately define the street
- Town and Sanitary District property owners have limited financial resources to fund improvements
- Housing stock is showing signs of wear
- Parking pressures from non-residents and some residents is a concern
- Some homes experience basement flooding
- Increasing rental population and lack of rental property maintenance
- HWY 30 overpass, on-ramp and off-ramp collect garbage
- Lack of sidewalks or pedestrian lanes raises safety concerns for children and pedestrians

#### **OPPORTUNITIES:**

- Boundary Agreement and jurisdictional transfer to the City of Madison may result in a source of revenue for neighborhood infrastructure improvements
- Coordinating infrastructure improvements with street and stormwater improvements can help minimize overall costs for residents, the Town of Blooming Grove and the Waunona Sanitary District
- Streetscape and signage improvements can enhance the neighborhood and are inexpensive
- Lower cost of housing will attract new homebuyers

## **THREATS:**

- Infrastructure improvements will be necessary to maintain water, sewer, quality roads and stormwater services
- Apprehension over new development in the northeast corner of the neighborhood
- Department of Corrections employees parking in the neighborhood creates congestion
- Lack of pedestrian facilities may detract single-family homebuyers from purchasing homes in the neighborhood
- Potential for neighborhood renewal to increase property values and drive out long-term residents

## **SITE ANALYSIS: ISSUES AND OPPORTUNITIES**

### **ISSUES**

Based on the input received from residents through interviews, surveys and the first public forum, there appear to be two main issues of importance for the neighborhood.

#### **1. INFRASTRUCTURE IMPROVEMENTS**

Throughout the process, residents have identified concerns about the condition of the neighborhood's infrastructure. Street conditions, water and sewer system conditions, and the effectiveness of the stormwater management system were all identified as issues of concern for residents. These issues can be addressed by developing a capital improvements plan that lays out a series of infrastructure improvements to take place over a ten to fifteen year period. The plan should be designed to prioritize improvements so that the most pressing infrastructure issues are addressed within the first five years, and less problematic issues are addressed later in the plan.

Recognizing that the Town is responsible for street improvement and stormwater management, and that the Sanitary District is responsible for water and sewer infrastructure, implementing a capital improvement plan that efficiently addresses these projects at minimum cost will require coordination between the Town and the Sanitary District. Effectively coordinating these upgrades a critical issue for residents. Nineteen of the twenty respondents to the public forum survey indicated that the Town and Sanitary District should coordinate improvements. Coordination will also likely prove to be a more cost-effective way to make neighborhood infrastructure improvements, and will increase the likelihood that grant funding will be made available from outside sources.

The Gallagher Plat neighborhood will become a part of the City of Madison in 2027 in accordance with the boundary agreement signed by the City and the Town. Therefore the City is a stakeholder in the neighborhood and has a vested interest in supporting, and possibly financing, neighborhood improvements. The Town and the Sanitary District should consider approaching the City together to discuss ways that Madison can assist in reducing improvements costs and facilitating the logistics of any jointly undertaken projects. Other County and State sources of outside funding should also be pursued.

#### **2. MAINTAINING AFFORDABILITY IN THE NEIGHBORHOOD**

Residents identified the need to maintain a level of home affordability in the neighborhood as the second area of concern. Affordability includes property values, taxes, and special assessments. Taxes and special assessments in particular appear to be an important issue for residents,

suggesting that funding capital improvements will require difficult decisions from the Town and Sanitary District Boards. Offsetting some of the infrastructure improvement costs with outside sources of grant funding may be a way to lower the financial burden on residents. In reviewing the census data that details income levels and the proportion of homeowners who pay more than thirty percent of their income toward housing costs, this appears to be a legitimate concern.

Maintaining affordable property values is a more difficult proposition since property values are subject to market forces beyond the control of residents and the Town. All of the advantages that make the neighborhood an ideal place to live also increase the value of property in the area. Land prices in the Madison area have increased significantly in recent years, putting pressure on low and fixed-income residents. Census data shows that over twenty percent of the neighborhood pays thirty percent or more of their household income in housing costs. Increasing taxes or levying special assessments for these residents may result in an inability to maintain their homes.

### **OPPORTUNITIES**

A variety of other opportunities to improve the neighborhood could be accomplished in conjunction with street and infrastructure improvements. A new street design that includes curb and gutter will likely be required in order to improve the stormwater management system. As the Town Board makes decisions about the future design of the neighborhood's streets, consideration should be given to design elements that help slow traffic in the neighborhood and make the area more visually appealing. Narrowing the road width and shifting parking to one side is one way that road design can effectively reduce traffic speeds and create room for a pedestrian walkway. Another alternative would be to establish a bike lane that could also be used by pedestrians. This would narrow the roadway and traffic lanes, and significantly improve bicycle and pedestrian access, safety, and mobility.

Street trees along the boulevard are another way the neighborhood could be easily improved at a nominal expense. Planting street trees creates a sense of enclosure and reduces a driver's field of vision, which generally results in slower speeds. Street trees also create a buffer between the roadway and nearby homes. Planting and maintaining street trees will require a commitment from the Town to maintain the trees, but it may be an inexpensive way to reduce traffic speeds and improve the quality of the neighborhood.

Neighborhood identification signs indicate a sense of community identity, and also serve to remind drivers that nearby residents take pride in the area. Signs could be located in Thurber Park to alert traffic along Fair Oaks Ave., and at the corner of St. Paul Ave. and Rethke Ave. for traffic entering the area from the west.

The Town can assist homeowners in the neighborhood who wish to make home improvements by developing a Home Improvement Program. Home Improvement Programs are common tools used by communities to help homeowners make investments in their property by providing matching grants or low-interest loans to make home improvements. Dane County's Community Development Block Grant program is a common source for capitalizing community home improvement programs, and the Town should consider pursuing funding from Dane County to capitalize a program for the Gallagher Plat Neighborhood.

## **F. A VISION FOR THE GALLAGHER PLAT NEIGHBORHOOD**

Vision statements are used to take the issues and opportunities identified in the last section and translate them into concise statements that describe how to make the issues and opportunities a reality. The statements developed for the Gallagher Plat Neighborhood were developed with input from the steering committee and based on the issues identified by residents through the input they provided in the planning process.

### **SHORT-TERM VISION**

One year from now the Town of Blooming Grove and the Waunona Sanitary District are working together to prepare their annual five year Capital Improvement Program. The Town has decided on a common streetscape design for the neighborhood, and several grant applications have been submitted by the Town and Sanitary District for funding to make infrastructure and design improvements.

### **LONG-TERM VISION**

Ten years from now stormwater drains away from the neighborhood without ponding or getting into basements. Neighborhood streets are safe for traffic, pedestrians, and bicyclists and have a neat finished appearance. Water and sewer infrastructure has been improved and basic services are delivered efficiently to residents. The Town has established a Home Improvement Program that has been used by residents to improve the neighborhood's housing stock.



## G. GALLAGHER PLAT NEIGHBORHOOD IMPROVEMENT ACTION PLAN

An action plan matrix is a valuable tool that helps organize the steps required to address the issues and opportunities identified in the plan and to implement the short-term and long-term vision statements. The matrix includes a series of goals, the strategies required to achieve each goal, and the objectives necessary to accomplish each strategy.

<b>Table 2: GALLAGHER PLAT NEIGHBORHOOD ACTION PLAN MATRIX</b>		
<b>GOALS</b>	<b>STRATEGIES</b>	<b>OBJECTIVES</b>
<b>Improve Infrastructure in the Neighborhood</b>	Develop a Joint Capital Improvement Plan Between the Town and Sanitary District	Assess Water, Sewer, Stormwater and Street Conditions
		Develop a Coordinating Process Between the Town and Sanitary District to Prioritize and Schedule Improvements
		Establish Coordination Process to Fund Improvements and Seek Outside Sources of Funding
	Determine Uniform Streetscape Design to Implement When Making Road Improvements	Work with Residents, other Stakeholders and Engineering Consultants to Determine the Best Street Design for the Neighborhood
<b>Maintain Affordability for Homeowners in the Neighborhood</b>	Establish Home Improvement Grant/Loan Program	Identify Sources of Funding to Establish a Home Improvement Program
		Develop Program Guidelines, Policies and Procedures
	Minimize the Impact of Special Assessments Levied to Homeowners for Infrastructure Improvements	Seek Outside Sources of Grant Funding and Low-Interest Loan Funding to Offset Special Assessments

## H. PLAN IMPLEMENTATION

### CAPITAL IMPROVEMENTS PROGRAM AND CAPITAL BUDGET

A Capital Improvement Program (CIP) is a major public infrastructure and planning tool for municipalities. The CIP is a statement of the policies and financial abilities to manage the physical development of the community or a specific part of the community. The development of a five-year CIP provides a systematic plan for providing infrastructure improvements within a prioritized framework. It is an integral part of the annual budgeting process.

The short-term vision statement calls for the Town and the Sanitary District to develop a joint Capital Improvement Program to schedule infrastructure improvements in the Gallagher Plat Neighborhood. To accomplish this, the Town and Sanitary District will need to properly assess the condition of infrastructure in the neighborhood and develop a process that fosters the communication required to jointly prioritize and schedule improvements and identify how improvements will be funded.

The table shown below is an example of what a Capital Improvement Program Budget Sheet looks like. Please note this is only an example, and the costs and revenue sources are not actual estimates and the projects identified are not actual projects.

Table 3: Sample Capital Improvement Program Budget Sheet

Improvements:	2006	2007	2008	2009	2010
Street resurfacing on Memphis Ave. between Commercial Ave. and Webb Ave.	XXXXXX				
Water line replacement and sewer patching on Memphis Ave. between Commercial Ave. and Webb Ave.	XXXXXX				
Street Tree planting	XXXX	XXX			
Street Resurfacing on Powers Ave. between St. Paul Ave. and Thurber Ave.		XXXX			
Water line replacement and sewer patching on Powers Ave. between St. Paul Ave. and Thurber Ave.		XXXXXX			
<b>Total Improvement Cost:</b>	XXXXXX	XXXXXX			
<b>Revenue Sources:</b>					
Town of Blooming Grove	XXXXXX	XXXX			
Waunona Sanitary Dist.	XXXXXX	XXXX			
CDBG Funding	XXXXXX	XXXXXX			
City of Madison	XXXX	XXXXXX			
WI DNR	XXXX	-			
Other Sources	-	XXXX			
<b>Total Revenue Sources:</b>	XXXXXX	XXXXXX			

## **HOME IMPROVEMENT PROGRAMS**

Home Improvement Programs can be an excellent mechanism to assist home owners in making home improvements. Most programs are established to provide low- or no-interest loans or matching grant funds to property owners to assist with the costs of making home improvements. Funding sources to capitalize Home Improvement Programs vary, and may include Community Development Block Grant (CDBG) funds, energy programs, targeted loan programs, or general funds from a local government.

### **Dane County CDBG/HOME**

Dane County manages CDBG funds for 52 municipalities throughout the County including the Town of Blooming Grove. The Town is eligible to apply to Dane County for CDBG Home funding to establish and administer a Home Improvement Program that would target owner-occupied property owners in the Gallagher Plat neighborhood.

Dane County assists communities in establishing programs that provide loan funding at 0% interest for as many years as the owner is the primary resident of the property. Once the property is sold or is no longer used as the owner's primary residence, the loan funds are returned to Dane County. This meets the CDGB Program's stated goal of increasing the financial assistance available for repair and maintenance of low-to-moderate income homeowners

Dane County will accept applications in August 2005 for funding in 2006. The Town would be required to submit an application that should outline program guidelines and include a policies and procedures manual. Targeting the program toward low-to-moderate income homeowners will enhance the Town's application and improve its chances of receiving funding.

Dane County Veterans Service Office also supplies home improvement loans for qualifying veterans.

### **State of Wisconsin**

#### **Wisconsin Housing and Economic Development Authority (WHEDA)**

The Wisconsin Housing and Economic Development Authority (WHEDA) administers a set of home improvement programs targeting low-and-moderate income homeowners.

WHEDA homepage: <http://www.wheda.com/>

Home Improvement Program homepage: [http://www.wheda.com/cat\\_sfl/use\\_home\\_imp.asp](http://www.wheda.com/cat_sfl/use_home_imp.asp)

#### **WHEDA HOME Origination Manual - Home Improvement Chapter**

Lenders may process a Home Improvement loan application without the borrowers applying for a HOME (first mortgage) loan. [http://www.wheda.com/manual\\_sfl/sf\\_home\\_imp.htm](http://www.wheda.com/manual_sfl/sf_home_imp.htm)

##### **Program Guidelines**

**First Mortgage Holder.** The Lender may process a WHEDA Home Improvement loan regardless of which financial institution holds their first mortgage. While the WHEDA Home Improvement loan is secured, it is not a requirement that this mortgage be in second position.

**Loan Amount.** The minimum loan amount is \$1,000 and the maximum loan amount is \$17,500, including financed fees. If a borrower has received a WHEDA Home Improvement loan in the past, the combined total of all of the original loan amounts cannot exceed \$17,500.

**Term.** The minimum term is one (1) year and the maximum term is fifteen (15) years.

**Equity.** There is no equity requirement.

**Use of Loan Proceeds.** Loan proceeds cannot be used to refinance any existing debt, complete an unfinished structure, or complete work already in progress.

**Minimum Payment Amount.** The minimum monthly payment is \$10.00.

**Eligible Improvements.** Eligible improvements include additions, remodeling, repairs, or energy-related items which are permanent in nature

### **Wisconsin Energy Conservation Corporation**

The Wisconsin Energy Conservation Corporation (WECC), a component of the Wisconsin Department of Administration's Focus on Energy program, offers consumer financing for projects that increase energy efficiency at low interest rates. Financing is available for ENERGY STAR® products and equipment.

WECC also works through the Energy Finance Solutions program to provide services to homeowners. The program works with utilities, contractors, contractor associations and equipment distributors, to offer homeowners financing for energy efficiency home improvements.

### **Veterans Affairs Regional Loan Center**

Provides loans to qualifying veterans to adapt existing dwelling to meet specific needs.

### **Focus on Energy — Wisconsin Department of Administration**

The Home Performance with ENERGY STAR® program helps homeowners make their homes more comfortable, safe, durable and energy efficient. The program offers technical expertise as and financial return to consumers who improve the energy efficiency of their homes. Eligibility for the program is based on your electric or natural gas utility provider. To determine whether you are eligible, click on the drop-down eligibility tool in the top menu bar.

## **INTERAGENCY COOPERATION**

Gallagher Plat residents and property owners are served by a variety of different government agencies including the Town of Blooming Grove, the Waunona Sanitary District, Dane County, and eventually, the City of Madison. Interagency cooperation should be defined as the conscious effort on the part of each government agency to collaborate with other government agencies when there are opportunities to provide services in a more cost effective manner. A good example of interagency cooperation that can achieve cost savings for Gallagher Plat property owners is a coordinated capital improvements program developed jointly between the Town and the Sanitary District. A joint capital improvements program can eliminate unnecessary street repairs and reduce the likelihood that street surfaces will be replaced when infrastructure improvements are

needed beneath the street. If infrastructure repairs are required on a recently resurfaced street, the street essentially has to be improved twice at the expense of property owners in the area. These types of situations can be avoided through interagency cooperation.

Interagency cooperation is an essential part of the Neighborhood Improvement Plan. In order to provide quality infrastructure in a cost-effective manner the Town will need to work closely with the Waunona Sanitary District to schedule improvements. The Town has demonstrated its ability to successfully coordinate with other units of government by establishing a Cooperative Boundary Agreement with the City of Madison, and it appears that it would be in the best interest of Gallagher Plat residents for the Town to coordinate in a similar fashion with the Sanitary District.

The Town will also need to continue to work with Dane County, the City of Madison, and other state and federal agencies to identify sources of funding for infrastructure improvements. Dane County's CDBG Program is a potential source of funding to develop a Home Improvement Program, and may also be a source of revenue for infrastructure improvements. The City of Madison should also be approached to determine the type of support they are able to make available to assist in implementing the Neighborhood Improvement Plan. Grant and low-interest loan funding may also be available from state sources such as the Department of Natural Resources and the Department of Transportation, as well as other state and federal agencies. Regardless of the source, gaining access to these programs will be more likely if the government agencies involved are willing to cooperate in their efforts.

**ATTACHMENT #1**

**NEIGHBORHOOD PLANNING  
SCHEDULE**

**TOWN OF BLOOMING GROVE  
GALLAGHER PLAT NEIGHBORHOOD IMPROVEMENT PLAN**

Summary of Activities and Timetable  
**May 25, 2005**

ACTIVITY	PARTY RESPONSIBLE	DATE
1. <i>Kick-off Meeting</i> <i>Review the planning process, schedule, and performance expectations of all parties.</i>	Steering Committee/Vierbicher	4/21/2005
2. Make arrangements for Planning Forums	Steering Committee	4/21/2005 - 5/13/2005
3. Site visit and inventory; data collection; prepare base maps	Vierbicher Associates	4/22/2005-4/29/2005
4. Data Analysis and Exhibits	Vierbicher Associates	5/2/2005-5/6/2005
5. Prepare for Mailing Survey <i>Town is responsible for providing postage and mailing labels.</i>	Steering Committee	5/2/2005-5/13/2005
6. Prepare Interview and Survey Questions	Vierbicher Associates	5/9/2005 - 5/13/2005
7. Steering Committee Meeting #1 <i>Review project, process, schedule, background info; identify key stakeholders; discuss key issues, survey and interview questions.</i>	Steering Committee/Vierbicher	5/12/2005
8. Conduct Stakeholder Interviews <i>Perform 10 one-on-one interviews with key stakeholders identified by the Town Board and/or Project Steering Committee.</i>	Vierbicher Associates	5/13/2005-5/20/2005
9. Design Survey Instrument and Forum Announcement; Send to Printer	Vierbicher	5/13/2005-5/19/2005
10. Mail Planning Forum Announcement and Survey	Town staff/Vierbicher	5/20/2005
11. Mail Survey Reminder Postcard	Town staff	5/25/2005
12. Steering Committee Meeting #2 <i>Review summary of stakeholder interviews; discuss planning forum format; further discussion of issues.</i>	Steering Committee/Vierbicher	5/25/2005
13. Summary of Survey and Interviews	Vierbicher	5/23/2005-6/3/2005
14. Public Planning Forum	Steering Committee/Vierbicher	6/15/2005
15. Prepare Summary of Forum	Vierbicher	6/16/2005
16. Steering Committee Meeting #3 <i>Review summary of community input; formulate long and short term vision statements (round #1); discuss format for second public forum</i>	Steering Committee/Vierbicher	6/16/2005
17. Announce Second Planning Forum	Town staff	6/17/2005
18. Prepare Plan Draft #1	Vierbicher	6/13/2005-6/27/2005

ACTIVITY	PARTY RESPONSIBLE	DATE
19. Steering Committee Meeting #4 <i>Review short and long-term vision statement (round #2); review and comment on draft plan; discuss format for second public forum</i>	Steering Committee/Vierbicher	6/30/2005
20. Revise Draft Plan	Vierbicher	7/8/2005 – 7/15/2005
21. Public Forum on Draft Plan	Steering Committee/Vierbicher	7/13/2005
22. Steering Committee Meeting #5 <i>Consider comments from forum; finalize plan document</i>	Steering Committee/Vierbicher	7/14/2005
23. Final Edits to Plan Document	Vierbicher	7/15/2005-7/22/2005
24. Presentation of Plan to Town Board <i>VAI will present the final plan document to the Town Board. Five final bound plan documents will be delivered to the Town along with an electronic copy of the plan suitable for printing.</i>	Town Board/Vierbicher	7/26/2005

Notes:

1. Blooming Grove Town Board meets the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday.
2. Plan Commission meets the 1<sup>st</sup> and 3<sup>rd</sup> Tuesday.



**ATTACHMENT #2**

**U.S. CENSUS DATA**

**Town of Blooming Grove  
Gallagher Plat Neighborhood**

**2000 U.S. Census Data**

<b>Population :</b>	<b>Total</b>	<b>Neighborhood %</b>
<b>Gallagher Neighborhood</b>	605	
<b>Census Tract 20, Block 1</b>	1,271	48%
<b>Town of Blooming Grove</b>	1,768	34%
<b>City of Madison</b>	208,054	0%

<b>Race:</b>	<b>Census Tract</b>	<b>Percent</b>	<b>Town</b>	<b>Percent</b>	<b>Madison</b>	<b>Percent</b>
Total:	1,271	100%	1,768	100%	208,054	100%
White alone	813	64%	1,652	0.93	174,869	0.84
Black or African American	359	28%	30	0.02	12,155	0.07
American Indian and Alaska Native	0	0%	5	0.17	759	0.06
Asian alone	76	6%	23	4.60	12,065	15.90
Native Hawaiian and Other Pacific Islander	0	0%	0	0.00	77	0.01
Some other race alone	19	1%	23	0.01	3,474	45.12
Two or more races	4	0%	35	1.52	4,835	1.39

<b>Sex and Age:</b>	<b>Census Tract</b>	<b>Percent</b>	<b>Town</b>	<b>Percent</b>	<b>Madison</b>	<b>Percent</b>
Male	677	0.53	877	0.50	102,248	0.49
Female	594	0.47	891	0.50	105,806	0.51
0-14 years	300	23.6	321	18.2	31,163	15.0
15-19 years	85	6.7	122	6.9	18,192	8.7
20-34 years	305	24.0	273	15.4	69,448	33.4
35-54 years	377	29.7	709	40.1	56,478	27.1
55-59 years	37	2.9	110	6.2	7,941	3.8
55-64 years	99	7.8	180	10.2	13,589	6.5
65+ years	105	8.3	163	9.2	19,184	9.2
<b>Median Age:</b>	31.4	(X)	39.8	(X)	30.6	(X)

<b>HOUSING TENURE</b>	<b>Census Tract</b>	<b>Percent</b>	<b>Town</b>	<b>Percent</b>	<b>Madison</b>	<b>Percent</b>
<b>Occupied housing units</b>	<b>532</b>	<b>100</b>	<b>723</b>	<b>100</b>	<b>89,019</b>	<b>100</b>
Owner-occupied housing units	234	43.9	581	80.4	42,496	47.7
Renter-occupied housing units	298	56.1	142	19.6	46,523	52.3
Average household size of owner-occupied unit	2.22	(X)	2.53	(X)	2.4	(X)
Average household size of renter-occupied unit	2.51	(X)	2.04	(X)	2	(X)

<b>HOUSING OCCUPANCY</b>	<b>Census Tract</b>	<b>Percent</b>	<b>Town</b>	<b>Percent</b>	<b>Madison</b>	<b>Percent</b>
<b>Total housing units</b>	<b>561</b>	<b>100</b>	<b>748</b>	<b>100</b>	<b>92,394</b>	<b>100</b>
Occupied housing units	532	95	723	96.7	89,019	96.3
Vacant housing units	29	5	25	3.3	3,375	3.7
For rent	22					
For sale only	0					
Rented or sold, not occupied	0					
For seasonal, recreational use	0					
For migrant workers	0					
Other vacant	7					
Rental vacancy rate	7.4		17.6		7.3	

Town of Blooming Grove  
Gallagher Plat Neighborhood

2000 U.S. Census Data

UNITS IN STRUCTURE	Census Tract	Percent	Town	Percent	Madison	Percent
1-unit, detached	278	49.5	597	75.4	40,338	43.7
1-unit, attached	18	3.2	56	7.1	4,227	4.6
2 units	69	12.2	49	6.2	5,739	6.2
3 or 4 units	99	17.6	19	2.4	8,041	8.7
5 to 9 units	61	10.8	57	7.2	8,736	9.5
10 to 19 units	31	5.5	0	0	7,690	8.3
20 or more units	0	0	0	0	16,617	18
Mobile home	5	0.8	14	1.8	936	1
Boat, RV, van, etc.	0	0	0	0	29	0

YEAR STRUCTURE BUILT	Census Tract	Percent	Town	Percent	Madison	Percent
1999 to March 2000	0	0	0	0	1,501	1.6
1995 to 1998	0	0	32	4	6,209	6.7
1990 to 1994	0	0	40	5.1	7,114	7.7
1980 to 1989	21	37.3	99	12.5	10,985	11.9
1970 to 1979	82	14.5	217	27.4	16,251	17.6
1960 to 1969	113	20	105	13.3	15,177	16.4
1940 to 1959	183	32.5	157	19.8	19,490	21.1
1939 or earlier	162	28.7	142	17.9	15,626	16.9

ROOMS	Census Tract	Percent	Town	Percent	Madison	Percent
1 room	0	0	0	0	5,639	6.1
2 rooms	47	8.3	51	6.4	6,996	7.6
3 rooms	61	10.8	21	2.7	11,450	12.4
4 rooms	162	28.8	104	13.1	16,282	17.6
5 rooms	126	22.4	70	8.8	17,326	18.8
6 rooms	118	21.0	267	33.7	13,743	14.9
7 rooms	19	3.3	130	16.4	9,284	10.1
8 rooms	16	2.8	107	13.5	6,354	6.9
9 or more rooms	12	2.1	42	5.3	5,279	5.7
Median (rooms)	4.7	(X)	6.1	(X)	4.8	(X)

VEHICLES AVAILABLE	Census Tract	Percent	Town	Percent	Madison	Percent
None	48	9.0	33	4.4	10,483	11.8
1	229	43.0	226	30.4	37,550	42.3
2	228	42.9	393	52.8	32,317	36.4
3 or more	27*	5.1	92	12.4	8,495	9.6

HOUSE HEATING FUEL	Census Tract	Percent	Town	Percent	Madison	Percent
Utility gas	450	80.2	624	83.9	63,320	71.3
Bottled, tank, or LP gas	5	0.8	31	4.2	1,031	1.2
Electricity	68	12.1	50	6.7	21,282	24
Fuel oil, kerosene, etc.	0	0	39	5.2	1,971	2.2
Coal or coke	0	0	0	0	24	0
Wood	0	0	0	0	107	0.1
Solar energy	0	0	0	0	0	0
Other fuel	9	1.5	0	0	713	0.8
No fuel used	0	0	0	0	397	0.4

Town of Blooming Grove  
Gallagher Plat Neighborhood

2000 U.S. Census Data

Specified Owner-Occupied Units	Census Tract	Percent	Town	Percent	Madison	Percent
<b>VALUE</b>	<b>258</b>	<b>100</b>	<b>535</b>	<b>100</b>	<b>37,122</b>	<b>100</b>
Less than \$50,000	0	0	0	0	275	0.7
\$50,000 to \$99,999	151	58.5	162	30.3	4,613	12.4
\$100,000 to \$149,999	44	17.1	242	45.2	17,731	47.8
\$150,000 to \$199,999	58	22.5	82	15.3	8,701	23.4
\$200,000 to \$299,999	5	1.9	36	6.7	4,156	11.2
\$300,000 to \$499,999	0		13	2.4	1,404	3.8
\$500,000 to \$999,999	0		0	0	197	0.5
\$1,000,000 or more	0		0	0	45	0.1
<b>Median (dollars)</b>	<b>92,500</b>	<b>(X)</b>	<b>123,500</b>	<b>(X)</b>	<b>139,300</b>	<b>(X)</b>

MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS	Census Tract	Percent	Town	Percent	Madison	Percent
With a mortgage	169	79.0	455	85	28,000	75.4
Less than \$300	0	0	0	0	17	0
\$300 to \$499	17	10.1	27	5	308	0.8
\$500 to \$699	19	11.2	92	17.2	1,388	3.7
\$700 to \$999	73	43.2	100	18.7	6,305	17
\$1,000 to \$1,499	60	35.5	167	31.2	12,396	33.4
\$1,500 to \$1,999	0	0	46	8.6	4,908	13.2
\$2,000 or more	0	0	23	4.3	2,678	7.2
Median (dollars)	936	(X)	1,019	(X)	1,221	(X)
Not mortgaged	45	21.0	80	15	9,122	24.6
Median (dollars)	319	(X)	336	(X)	437	(X)

SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999	Census Tract	Percent	Town	Percent	Madison	Percent
Less than 15 percent	64	29.9	210	39.3	11,723	31.6
15 to 19 percent	32	15.0	53	9.9	6,933	18.7
20 to 24 percent	53	24.8	119	22.2	6,317	17
25 to 29 percent	19	8.9	52	9.7	4,366	11.8
30 to 34 percent	9	4.2	26	4.9	2,846	7.7
35 percent or more	37	17.3	75	14	4,848	13.1
Not computed	0	0	0	0	89	0.2

Specified renter-occupied units	Census Tract	Percent	Town	Percent	Madison	Percent
<b>GROSS RENT</b>	<b>298</b>	<b>100</b>	<b>160</b>	<b>100</b>	<b>46,385</b>	<b>100</b>
Less than \$200	16	5.4	9	5.6	1,128	2.4
\$200 to \$299	27	9.1	9	5.6	1,083	2.3
\$300 to \$499	107	35.9	44	27.5	7,978	17.2
\$500 to \$749	94	31.5	52	32.5	20,564	44.3
\$750 to \$999	28	9.4	20	12.5	10,184	22
\$1,000 to \$1,499	18	6.0	18	11.3	3,884	8.4
\$1,500 or more	0	0.0	0	0	917	2
No cash rent	8	2.7	8	5	647	1.4
Median (dollars)	491	(X)	544	(X)	644	(X)

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999	Census Tract	Percent	Town	Percent	Madison	Percent
Less than 15 percent	110	36.9	43	26.9	6,066	13.1
15 to 19 percent	55	18.5	40	25	6,387	13.8
20 to 24 percent	9	3.0	31	19.4	6,917	14.9
25 to 29 percent	18	6.0	13	8.1	5,275	11.4
30 to 34 percent	13	4.4	0	0	3,679	7.9
35 percent or more	74	24.8	25	15.6	16,523	35.6
Not computed	19	6.4	8	5	1,538	3.3

**Town of Blooming Grove  
Gallagher Plat Neighborhood**

**2000 U.S. Census Data**

<b>EMPLOYMENT STATUS</b>	<b>Census Tract</b>	<b>Percent</b>	<b>Town</b>	<b>Percent</b>	<b>Madison</b>	<b>Percent</b>
<b>Population 16 years and over</b>	951	100	1,423	100	175,269	100
In labor force	673	70.8	1,081	76	128,050	73.1
Civilian labor force	673	70.8	1,081	76	127,932	73
Employed	656	69.0	1,061	74.6	121,828	69.5
Unemployed	17	1.8	20	1.4	6,104	3.5
Armed Forces	0		0	0	118	0.1
Not in labor force	278	29.2	342	24	47,219	26.9

	<b>Census Tract</b>	<b>Percent</b>	<b>Town</b>	<b>Percent</b>	<b>Madison</b>	<b>Percent</b>
<b>Employed civilian population 16 years and over</b>	<b>656</b>	<b>100</b>	<b>1,061</b>	<b>100</b>	<b>121,828</b>	<b>100</b>
<b>OCCUPATION</b>						
Management, professional, and related occupations	157	23.9	323	30.4	57,139	46.9
Service occupations	60	9.1	61	5.7	17,217	14.1
Sales and office occupations	231	35.2	362	34.1	31,276	25.7
Farming, fishing, and forestry occupations	0	0.0	0	0	243	0.2
Construction, extraction, and maintenance occupations	45	6.9	139	13.1	5,406	4.4
Production, transportation, and material moving occupations	163	24.8	176	16.6	10,547	8.7

<b>INDUSTRY</b>	<b>Census Tract</b>	<b>Percent</b>	<b>Town</b>	<b>Percent</b>	<b>Madison</b>	<b>Percent</b>
Agriculture, forestry, fishing and hunting, and mining	0	0	19	1.8	581	0.5
Construction	45	6.9	117	11	3,714	3
Manufacturing	152	23.2	167	15.7	10,221	8.4
Wholesale trade	7	1.1	35	3.3	2,378	2
Retail trade	84	12.8	104	9.8	13,363	11
Transportation and warehousing, and utilities	32	4.9	35	3.3	3,505	2.9
Information	7	1.1	25	2.4	4,270	3.5
Finance, insurance, real estate, and rental and leasing	31	4.7	82	7.7	9,785	8
Professional, scientific, management, administrative, and waste management services	45	6.9	52	4.9	12,696	10.4
Educational, health and social services	110		250	23.6	36,531	30
Arts, entertainment, recreation, accommodation and food services	79	12.0	37	3.5	11,074	9.1
Other services (except public administration)	23	3.5	18	1.7	5,616	4.6
Public administration	41	6.3	120	11.3	8,094	6.6

<b>INCOME IN 1999</b>	<b>Census Tract</b>	<b>Percent</b>	<b>Town</b>	<b>Percent</b>	<b>Madison</b>	<b>Percent</b>
<b>Households</b>	<b>517</b>	<b>100</b>	<b>731</b>	<b>100</b>	<b>89,267</b>	<b>100</b>
Less than \$10,000	70	13.5	22	3	8,645	9.7
\$10,000 to \$14,999	5	1.0	10	1.4	5,285	5.9
\$15,000 to \$24,999	86	16.6	56	7.7	10,696	12
\$25,000 to \$34,999	82	15.9	75	10.3	11,561	13
\$35,000 to \$49,999	101	19.5	162	22.2	15,934	17.8
\$50,000 to \$74,999	119	23.0	243	33.2	18,338	20.5
\$75,000 to \$99,999	54	10.4	105	14.4	9,271	10.4
\$100,000 to \$149,999	0	0	48	6.6	6,542	7.3
\$150,000 to \$199,999	0	0	5	0.7	1,631	1.8
\$200,000 or more	0	0	5	0.7	1,364	1.5
<b>Median household income (dollars)</b>	36,490	(X)	56,328	(X)	41,941	(X)
<b>Median family income (dollars)</b>	36,528	(X)	63,578	(X)	59,840	(X)
<b>Per capita income (dollars)</b>	16,292	(X)	24,263	(X)	23,498	(X)

**ATTACHMENT #3**

**NEIGHBORHOOD SURVEY AND  
SURVEY RESULTS**

# Gallagher Plat Neighborhood Town of Blooming Grove

## Confidential Neighborhood Survey - 2005

The Town of Blooming Grove has retained Vierbicher Associates, Inc. to develop a Neighborhood Improvement Plan for the Gallagher Plat Neighborhood. As a resident and/or property owner in the neighborhood, it is important to learn more about your preferences on a variety of issues. The information you provide by completing this survey will assist us in developing a plan that meets your expectations regarding the future of your neighborhood. This survey is completely confidential. Please avoid using a writing utensil that will bleed through the paper and avoid writing in the margins. There is space for comments at the end of the survey.

1. Is the street on the block in front of your home in disrepair? Yes .....  No.....
2. Do you experience problems with the following street and traffic issues? (Mark all that apply.)  
Traffic Volume ..  Traffic Speed....  Parking .....  Pedestrian .....
3. Would you prefer to have a sidewalk near the street in front of your home? Yes..  No....
4. What concerns do you have about having a sidewalk in front of your house? (Mark all that apply)  
Cost.....  Maintenance ....  Reduces size of lawn .....  People walking in front of home  No concern .....   
Other/Comment
5. Are you satisfied with the condition of the area/neighborhood outside your property? Yes...  No.....
6. What concerns do you have regarding the condition of the area/neighborhood? (Mark all that apply)  
Vehicles.....  Lawn/Yard care .....  No concern.....   
Trash.....  Condition of neighboring houses.....   
Other/Comment
7. Are you happy with the neighborhood as a place to live?  
Yes .....  Yes, but with improvements.....  No.....
8. What improvements would you like to see? (Mark all that apply)  
Sidewalks .....  Curb & gutter.....  Water.....  No Improvements.....   
Streetlights .....  Sewer.....  Stormwater .....   
Other/Comment
9. What concerns do you have regarding the neighborhood? (Mark all that apply)  
Safety on streets.....  Public Transportation.....   
Condition of public improvements.....  Vandalism.....   
Condition of private property.....  No concern .....   
Crime .....   
Other/Comment
10. Does the neighborhood have adequate parking for residents and visitors? Yes .....  No.....
11. Does your home experience basement flooding? Yes.....  No .....
12. Does your home experience sewer backup? Yes.....  No .....
13. Does your home have adequate water pressure? Yes.....  No .....
14. How many vehicles are in your household? One .....  Two .....  Three.....  More than three .....
15. How often do you use Thurber Park? Daily .....  Weekly.....  Monthly.....  Not at all...
16. Are you satisfied with Thurber Park? Yes.....  No .....

**17. What concerns do you have regarding Thurber Park? (Mark all that apply)**

Safety in the park.....  Need more equipment.....   
Need improved facilities (sport, restroom, shelter, etc.)..  No concern.....

Other/Comment

**18. What type of facilities would you like to see improved at Thurber Park? (Mark all that apply)**

Sports .....  Restroom .....  Shelter.....  Lighting .....  No opinion.....

Other/Comment

**19. Does the public transportation system adequately serve the neighborhood? Yes.....  No.....**

**20. If you responded "No" to #19 above, what improvements would benefit neighborhood residents?**

Additional bus routes .....  Additional bus stops.....  Bus stop facilities.....

Other/Comment

**21. Please rate the following services**

	Good	Fair	Poor	No opinion
Police protection .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire protection.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EMS (Emergency Medical Service) .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash collection.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recycling .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water/Sewer service.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater drainage & maintenance.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Snow removal .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Road repairs and maintenance.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Transportation.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Inspection & permits.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Communication with residents .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**22. What is your age?** 18 - 24.....  25 - 44.....  45 - 64.....  65 or over.....

**23. If you are a resident, do you own or rent your dwelling unit?** Own.....  Rent.....

**24. How long have you resided at your current address?**

Less than 5 years..  6 - 10 years.....  11 - 20 years.....  Over 20 years.....

**25. Do you expect to reside in this neighborhood five years from now?** Yes..  No...

**26. Please provide any additional thoughts you have about the neighborhood below:**

**Thank you. We really appreciate the time you spent completing the survey.  
Hope we see you at the Public Forum Wednesday, June 16th.**



## Gallagher Plat Survey Results

1 Is the street on the block in front of your home in disrepair?	Resident		Owner		Total	
		%		%		%
Yes	39	37.1	3	25.0	42	35.9
No	62	59.0	8	66.7	70	59.8

2 Do you experience problems with the following street and traffic issues?	Resident		Owner		Total	
		%		%		%
Traffic Volume	19	18.1	0	0.0	19	16.2
Speed	60	57.1	2	16.7	62	53.0
Parking	22	21.0	4	33.3	26	22.2
Pedestrian	3	2.9	0	0.0	3	2.6

3 Would you prefer to have a sidewalk near the street in front of your home?	Resident		Owner		Total	
		%		%		%
Yes	13	12.4	2	16.7	15	12.8
No	83	79.0	10	83.3	93	79.5

4 What concerns do you have about having a sidewalk in front of your house?	Resident		Owner		Total	
		%		%		%
Cost	78	74.3	7	58.3	85	72.6
Maintenance	56	53.3	7	58.3	63	53.8
Reduces size of lawn	56	53.3	5	41.7	61	52.1
People walking in front of home	26	24.8	3	25.0	29	24.8
No concern	15	14.3	2	16.7	17	14.5

5 Are you satisfied with the condition of the area/neighborhood outside your property?	Resident		Owner		Total	
		%		%		%
Yes	70	66.7	9	75.0	79	67.5
No	29	27.6	2	16.7	31	26.5

6 What concerns do you have regarding the condition of the area/neighborhood?	Resident		Owner		Total	
		%		%		%
No Concern	38	36.2	4	33.3	42	35.9
Trash	30	28.6	2	16.7	32	27.4
Condition of Neighboring Houses	35	33.3	4	33.3	39	33.3

7 Are you happy with the neighborhood as a place to live?	Resident		Owner		Total	
		%		%		%
Yes	70	66.7	10	83.3	80	68.4
Yes, but with improvements	32	30.5	0	0.0	32	27.4
No	0	0.0	0	0.0	0	0.0

## Gallagher Plat Survey Results

8 What improvements would you like to see?	Resident		Owner		Total	
		%		%		%
Sidewalks	8	7.6	1	8.3	9	7.7
Curb & gutter	23	21.9	2	16.7	25	21.4
Water	6	5.7	1	8.3	7	6.0
Streetlights	21	20.0	2	16.7	23	19.7
Sewer	10	9.5	1	8.3	11	9.4
Stormwater	27	25.7	2	16.7	29	24.8
No Improvements	39	37.1	6	50.0	45	38.5

9 What concerns do you have regarding the neighborhood?	Resident		Owner		Total	
		%		%		%
Safety on streets	35	33.3	3	25.0	38	32.5
Condition of public improvements	16	15.2	2	16.7	18	15.4
Condition of private property	28	26.7	1	8.3	29	24.8
Public Transportation	14	13.3	0	0.0	14	12.0
Vandalism	10	9.5	4	33.3	14	12.0
Crime	20	19.0	2	16.7	22	18.8
No concern	25	23.8	4	33.3	29	24.8

10 Does the neighborhood have adequate parking for residents and visitors?	Resident		Owner		Total	
		%		%		%
Yes	89	84.8	9	75.0	98	83.8
No	15	14.3	1	8.3	16	13.7

11 Does your home experience basement flooding?	Resident		Owner		Total	
		%		%		%
Yes	33	31.4	2	16.7	35	29.9
No	68	64.8	8	66.7	76	65.0

12 Does your home experience sewer backup?	Resident		Owner		Total	
		%		%		%
Yes	19	18.1	0	0.0	19	16.2
No	84	80.0	10	83.3	94	80.3

13 Does your home have adequate water pressure?	Resident		Owner		Total	
		%		%		%
Yes	97	92.4	10	83.3	107	91.5
No	7	6.7	0	0.0	7	6.0

## Gallagher Plat Survey Results

14 How many vehicles are in your household?	Resident		Owner		Total	
		%		%		%
One	39	37.1	2	16.7	41	35.0
Two	38	36.2	3	25.0	41	35.0
Three	14	13.3	2	16.7	16	13.7
More than three	12	11.4	3	25.0	15	12.8

15 How often do you use Thurber Park?	Resident		Owner		Total	
		%		%		%
Daily	5	4.8	1	8.3	6	5.1
Weekly	10	9.5	1	8.3	11	9.4
Monthly	20	19.0	0	0.0	20	17.1
Not at all	70	66.7	7	58.3	77	65.8

16 Are you satisfied with Thurber Park?	Resident		Owner		Total	
		%		%		%
Yes	67	63.8	6	50.0	73	62.4
No	22	21.0	3	25.0	25	21.4

17 What concerns do you have regarding Thurber Park?	Resident		Owner		Total	
		%		%		%
Need more equipment	15	14.3	1	8.3	16	13.7
Need improved facilities	26	24.8	3	25.0	29	24.8
None	56	53.3	6	50.0	62	53.0

18 What type of facilities would you like to see improved at Thurber Park?	Resident		Owner		Total	
		%		%		%
Sports	7	6.7	1	8.3	8	6.8
Restroom	40	38.1	3	25.0	43	36.8
Shelter	11	10.5	1	8.3	12	10.3
Lighting	29	27.6	3	25.0	32	27.4
No opinion	51	48.6	5	41.7	56	47.9

19 Does the public transportation system adequately serve the neighborhood?	Resident		Owner		Total	
		%		%		%
Yes	59	56.2	9	75.0	68	58.1
No	29	27.6	2	16.7	31	26.5

20 If you responded "No" to #19 above, what improvements would benefit neighborhood residents?	Resident		Owner		Total	
		%		%		%
Additional bus routes	14	13.3	1	8.3	15	12.8
Additional bus stops	17	16.2	2	16.7	19	16.2
Bus stop facilities	14	13.3	0	0.0	14	12.0

## Gallagher Plat Survey Results

21 Please rate the following services*	Good		Fair		Poor		No opinion	
		%		%		%		%
Police protection	57	47.6	33	27.6	10	9.5	15	14.3
Fire protection	81	68.6	15	12.4	0	0.0	20	19.0
EMS (Emergency Medical Service)	82	71.4	12	9.5	0	0.0	22	19.0
Trash collection	90	77.1	18	16.2	6	4.8	2	1.9
Recycling	94	81.0	14	12.4	5	3.8	3	2.9
Water/Sewer service	72	60.0	26	23.8	11	9.5	6	5.7
Stormwater drainage & maintenance	39	31.4	33	28.6	28	25.7	14	12.4
Snow removal	72	60.0	29	25.7	11	10.5	4	3.8
Road repairs and maintenance	28	22.9	42	34.3	39	37.1	6	5.7
Public Transportation	35	27.6	31	24.8	19	18.1	28	26.7
Building Inspection & permits	44	33.3	22	20.0	7	6.7	43	40.0
Communication with residents	61	51.4	35	29.5	7	6.7	11	10.5

\* Service Rating Includes Both Residents and Non-Resident Owner Information

22 What is your age?	Resident		Owner		Total	
		%		%		%
18-24	2	1.9	0	0.0	2	1.7
25-44	34	32.4	3	25.0	37	31.6
45-64	38	36.2	8	66.7	46	39.3
65 or over	30	28.6	1	8.3	31	26.5

23 If you are a resident, do you own or rent your dwelling unit?	Resident		Owner		Total	
		%		%		%
Own	95	90.5	11	91.7	106	90.6
Rent	9	8.6	0	0.0	9	7.7

24 How long have you resided at your current address?	Resident		Owner		Total	
		%		%		%
Less than five years	29	27.6	3	25.0	32	27.4
6-10 years	13	12.4	2	16.7	15	12.8
11-20 years	23	21.9	0	0.0	23	19.7
over 20 years	39	37.1	6	50.0	45	38.5

25 Do you expect to reside in this neighborhood five years from now?	Resident		Owner		Total	
		%		%		%
Yes	89	84.8	8	66.7	97	82.9
No	12	11.4	1	8.3	13	38.5

**ATTACHMENT #4**

**FORUM SURVEY RESULTS AND  
STREET ELEVATIONS**

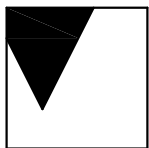
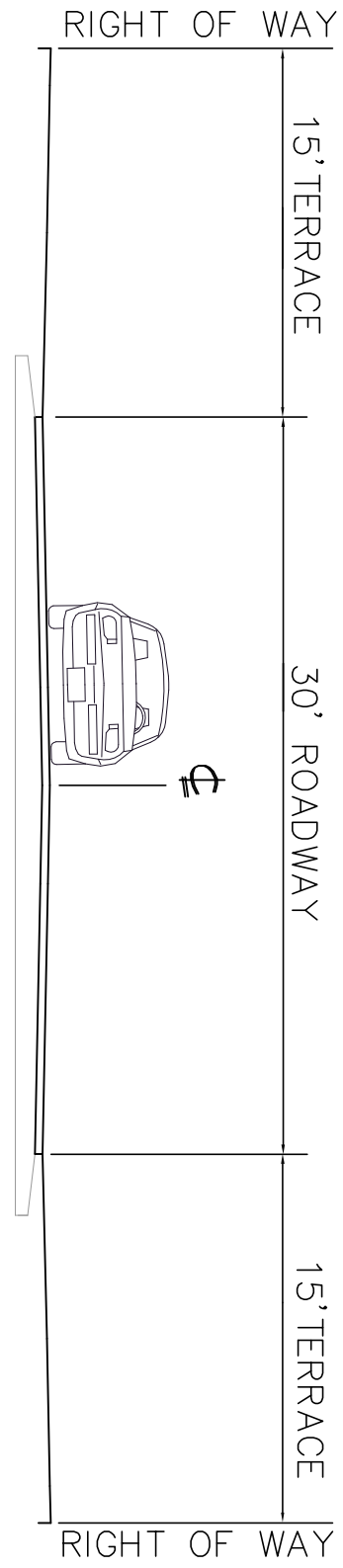
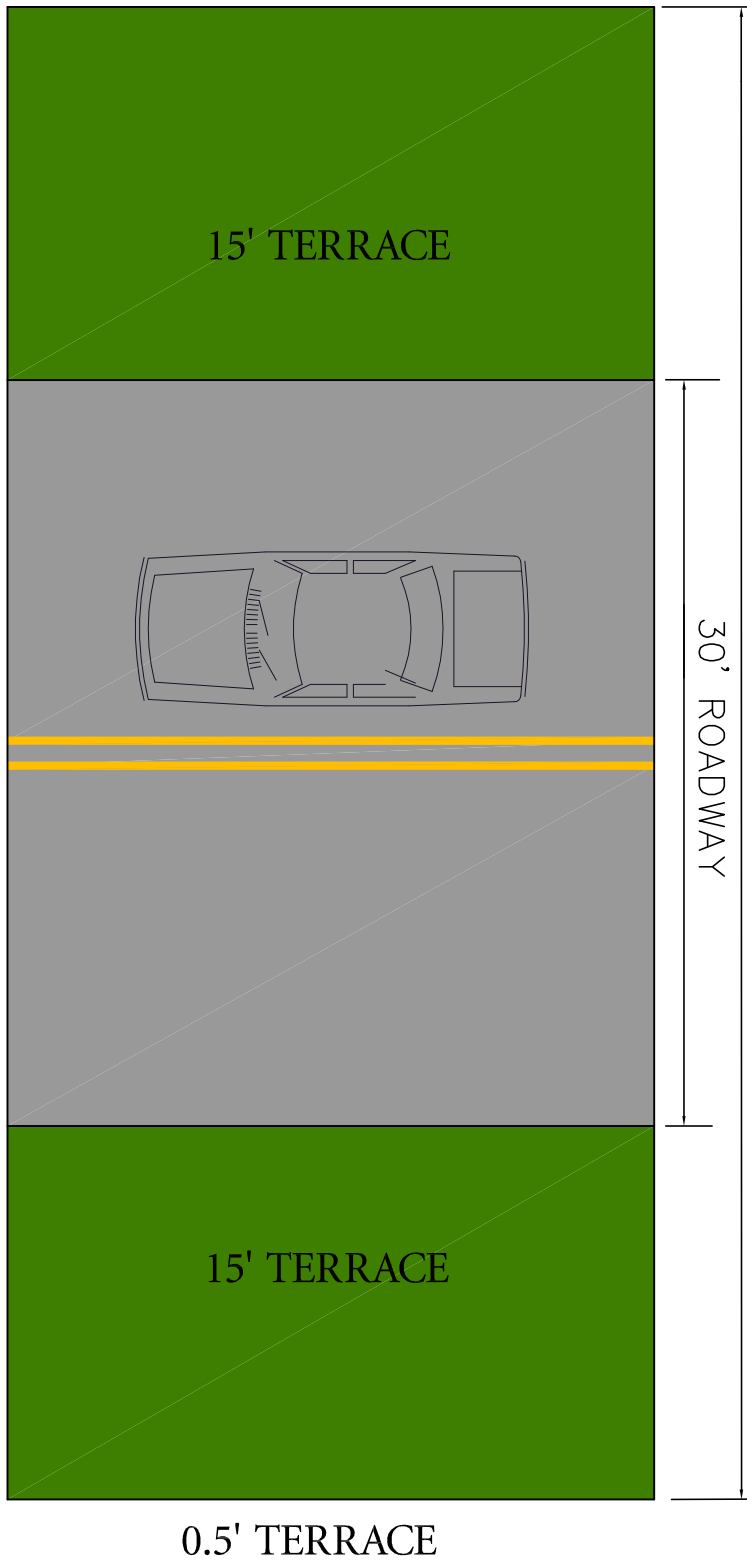
## GALLAGHER PLAT NEIGHBORHOOD PUBLIC FORUM SURVEY

The following survey was taken by Gallagher plat residents after the first Public Forum on June 15<sup>th</sup>. Approximately 25 residents attended the forum and 20 responded to the survey questions.

Based on what you have viewed during the public forum, please respond to the following questions.

1. Should the Town of Blooming Grove and the Waunona Sanitary District coordinate street and water & sewer improvements?  
19 Yes 20 No
2. As street and infrastructure improvements are made in the neighborhood, which of the street designs shown do you prefer?  
0 Alternate A  
6 Alternate B  
4 Alternate C  
11 Maintain current street design
3. Should the Town place neighborhood identification signs at the main entrances to the neighborhood?  
8 Yes 10 No
4. Should the Town develop traffic calming measures designed to reduce the speed of traffic in the neighborhood?  
15 Yes 4 No
5. What do you consider to be the most immediate concern in the neighborhood?  
5 Street Repairs  
4 Water and Sewer Repairs  
4 Stormwater Management Repairs  
7 Home Improvements  
3 No Concern

TYPICAL GALLAGHER PLAT STREET



**VIERBICHER**  
A S S O C I A T E S

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999 Fourier Drive, Suite 201 Madison, Wisconsin 53717  
Phone: (608) 826-0532 Fax: (608) 826-0530

REVISIONS

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CROSS_SECTIONS	DRAFTER	ARW
TYP_GALLAGHER	FILE	XXX
JOB NO.	XXX	DATE

SCALE

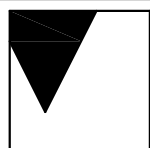
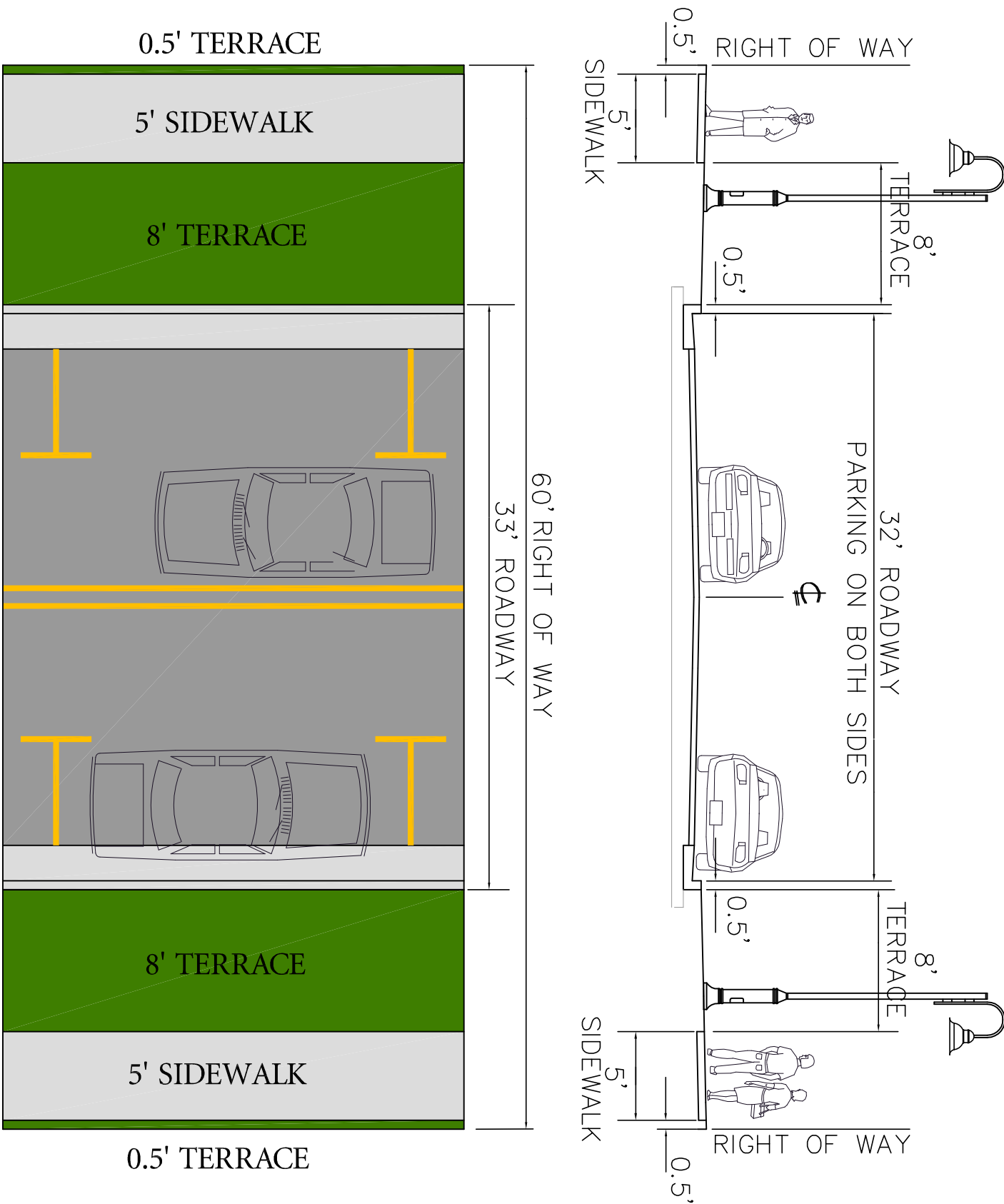
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DRAFTER	ARW
FILE	XXX
DATE	06-05

SHEET

5 OF 5

TYPICAL CITY OF MADISON RESIDENTIAL STREET



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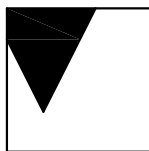
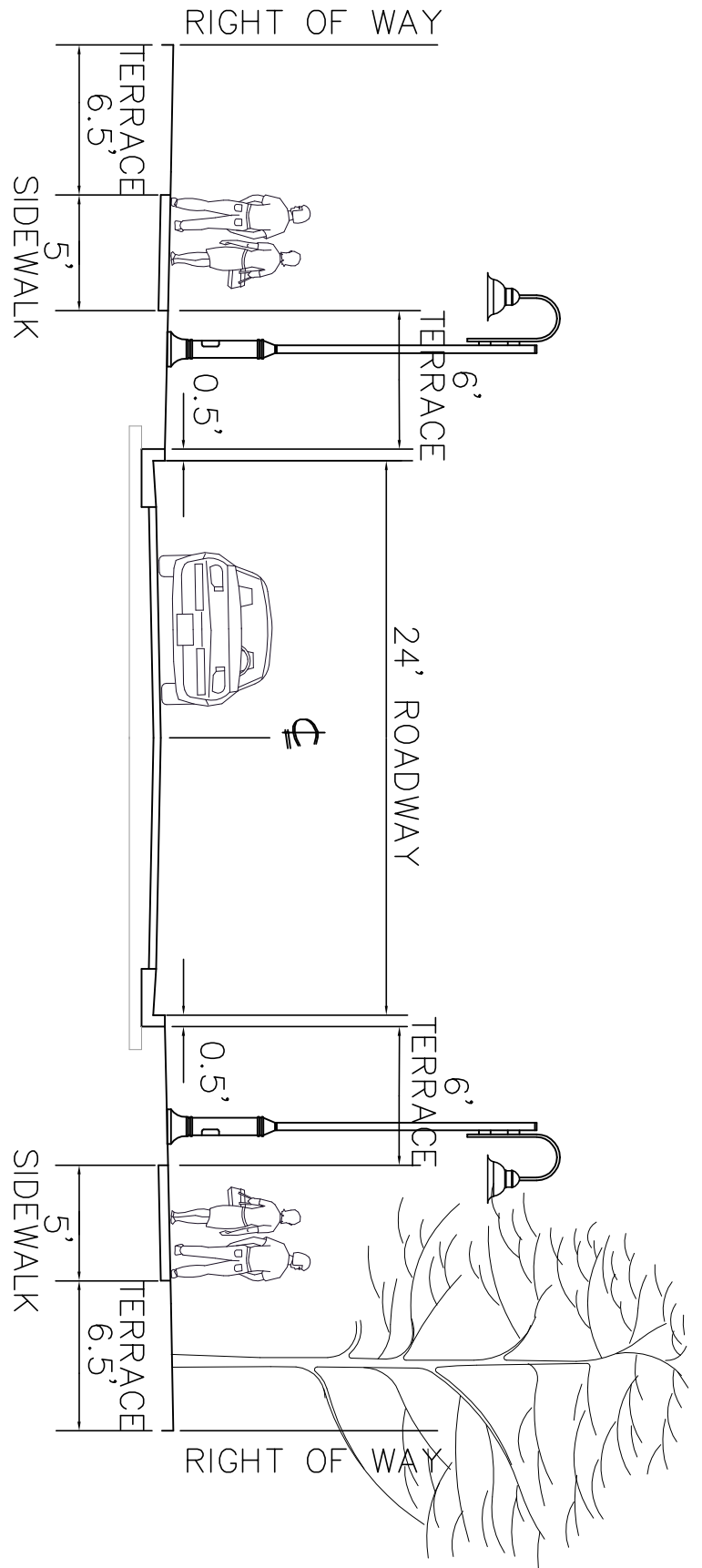
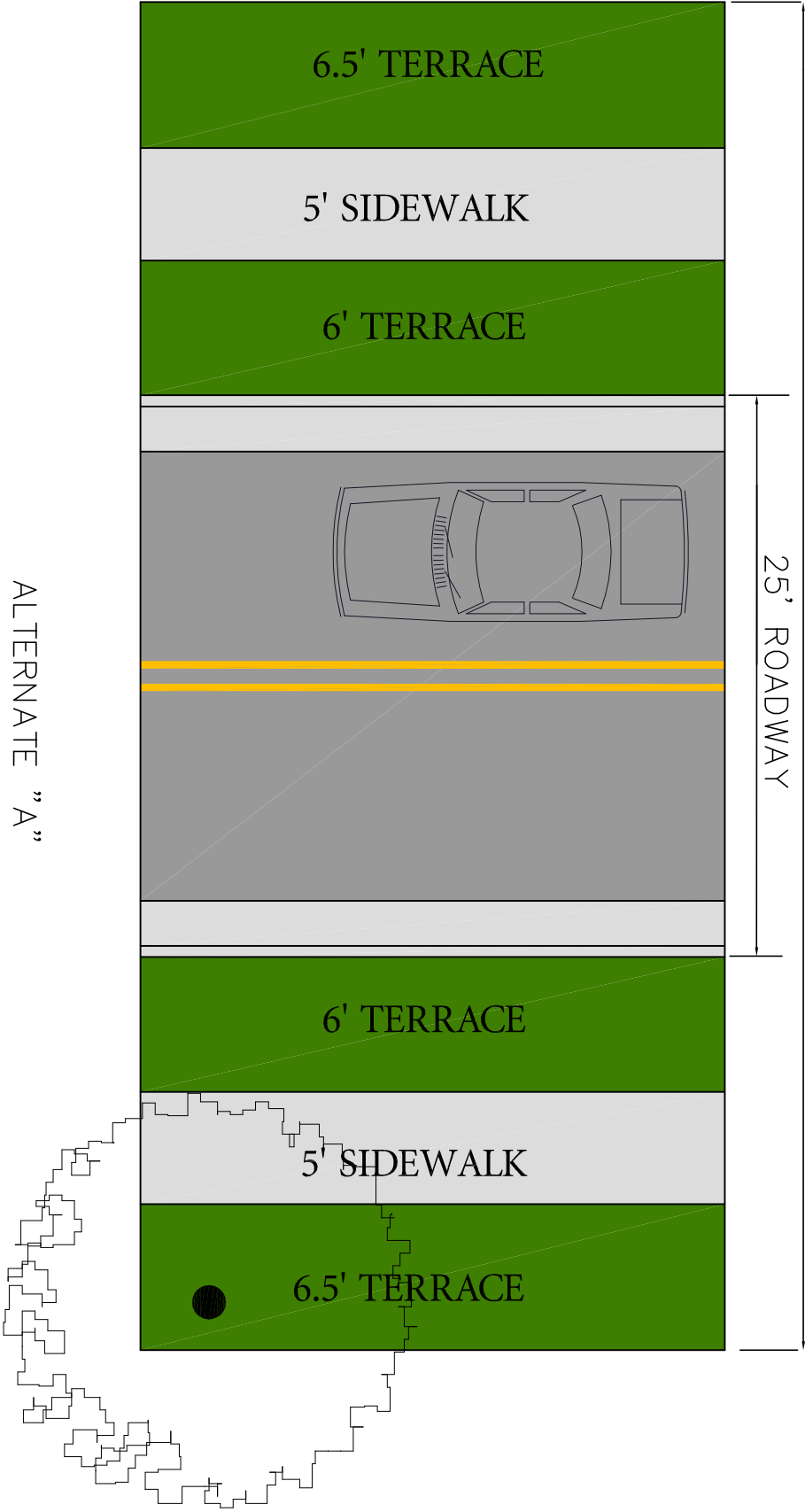
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TYP_CITY_OF_MADISON	FILE	XXX	
JOB NO.	XXX	DATE	06-05

SHEET

1 OF 5



ALTERNATE "A"



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REVISIONS

BLOOMING_GROVE	XXX
CROSS_SECTIONS	ARW
ALTERNATE_"A"	XXX
JOB NO.	XXX

SCALE 1"=10'

CHECKED XXX

DRAFTER ARW

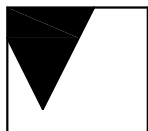
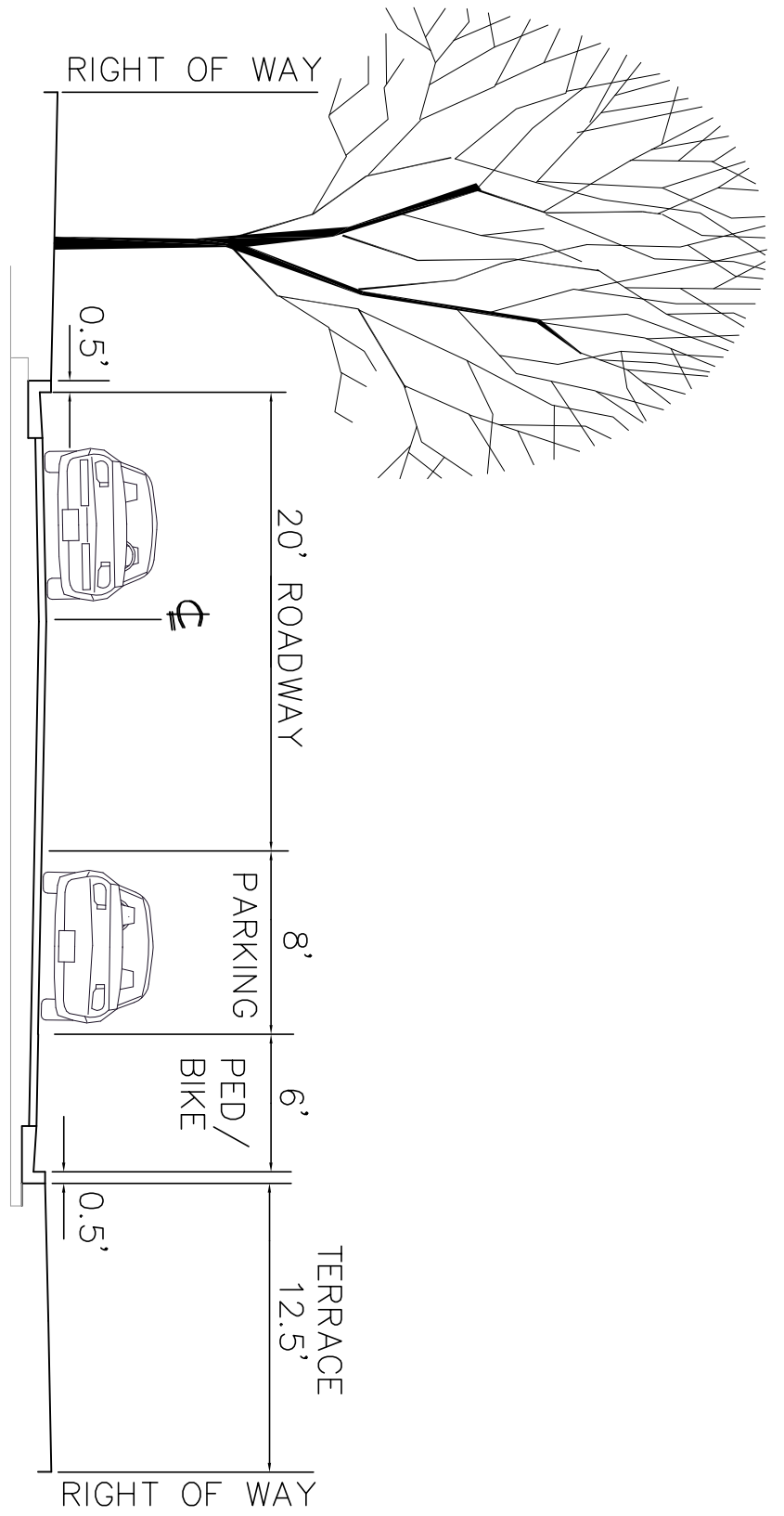
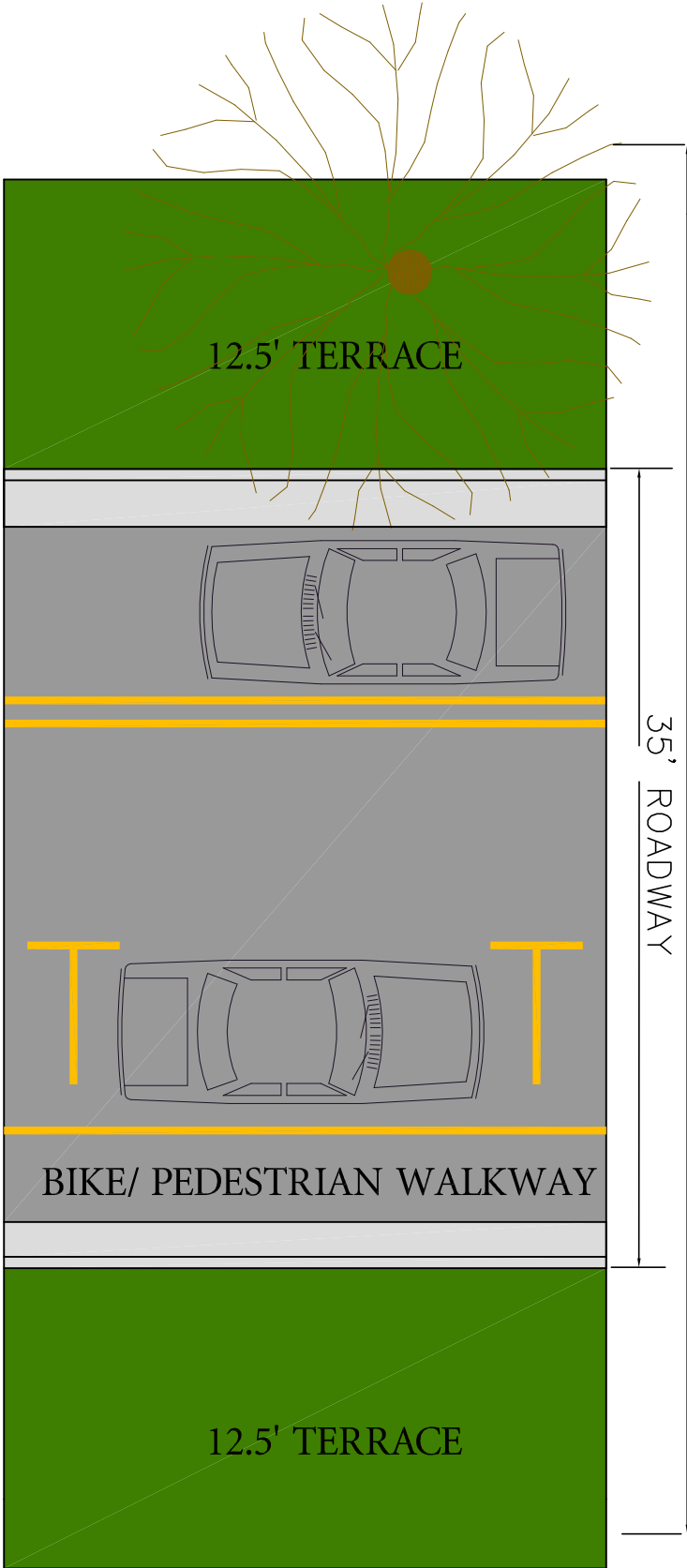
FILE XXX

DATE 06-05

SHEET

2 OF 5

ALTERNATE "B"



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REVISIONS

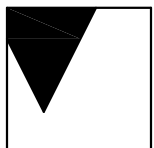
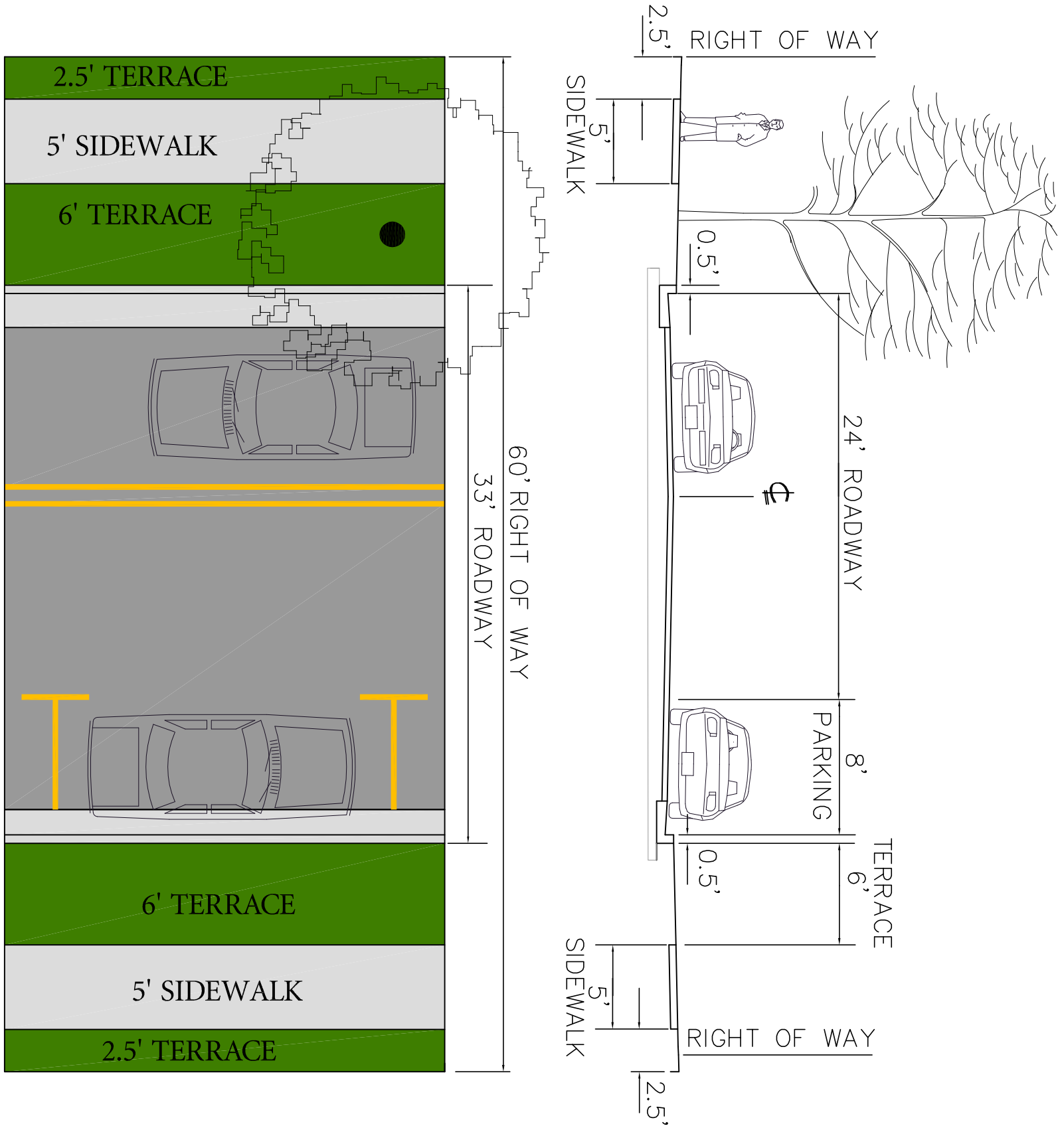
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ALTERNATE_"C"	FILE	XXX
JOB NO.	XXX	DATE

SCALE	1"=10'
DATE	06-05

SHEET

3 OF 5

ALTERNATE "C"



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REVISIONS		SCALE	SHEET
		1"=10'	4 OF 5
BLOOMING_GROVE	CHECKED	XXX	
CROSS_SECTIONS	DRAFTER	ARW	
ALTERNATE_"C"	FILE	XXX	
JOB NO.	PROJECT_NO	DATE	
		06-05	