

City Services and Departments:

Aldermen
Sandra Hoeh, 3rd District..... 278-2221
Kevin O'Connor, 4th District..... 278-2221

Alley Lights Out..... 259-4097
Bad Housing..... 278-3646
Broken Street Lights..... 278-3481
Building Inspector..... 278-3441
Building Permits..... 278-2507
City Hall..... 278-3200
Community Development Agency..... 278-3647
Department of City Development..... 278-2690
Fire Department..... 347-2323
Fire Hazards..... 278-3646
Forestry Department..... 278-3595
Garbage Collection..... 278-6090
Health Department..... 278-3521
Holes in Streets..... 278-3431
Housing Authority,
Rent Assistance..... 278-2180
Icy Streets..... 278-3341
Mayor's Office..... 278-2200
Neglected Children..... 273-8660
Night Parking..... 273-8670
Police..... 765-2323
Non-Emergency..... 273-8660
Public Housing..... 278-2964
Public Works..... 278-3300
Rat Control..... 278-3538
Relocation Assistance..... 278-3721
Rescue Squad..... 347-2323
Rent Withholding..... 278-3646
Snow Problems..... 372-6090
Street Sewer Back-ups..... 278-3427
Street Sewer Maintenance..... 278-3431
Street Maintenance..... 278-3431
Street Cleaning..... 278-3341
Street Light Installation..... 278-3244
Tax Assessments..... 278-3651
Tax Bills..... 278-2248
Tax Commissioner..... 278-3651
Traffic Sign Damage..... 278-3481
Traffic Sign Requests..... 278-3234
Trees Down..... 278-3595
Vandalism..... 273-8660
Water Bills..... 278-2830
Water Leaks-Emergency..... 278-3710
Weed Control..... 278-3341

Milwaukee County Services:

Board of Supervisors
Penny Podell, 3rd District..... 278-4237
Harout Sanasarian, 4th District.... 278-4245

Bus Company..... 344-4550
Bus Route Information..... 344-6711
County Clerk..... 278-4227
County Executive..... 278-4067
Courthouse..... 278-4987
Family and Children Services,
Children Protection..... 289-6444
Parent Protection..... 289-6290
Parks..... 278-4345
Public Museum..... 278-2700
Property Taxes..... 278-4000
Welfare..... 289-6897

Regional Agencies:

Southeastern Regional Planning
Commission (SWRPC)..... 547-6721

State Government:

James Moody, State Senator..... 608-266-0718
Hotline..... 800-362-9696

Federal Government:

Henry Reuss, Congressman..... 291-1331
Federal Information Center 271-2273

Data Items

Data Sources

Housing

- | | |
|--|--|
| <ul style="list-style-type: none"> • Number of units • Type of units • Condition of structures | U.S. Census
Neighborhood physical survey
Planning department studies;
city CDBG application and
Housing Assistance Plan;
neighborhood physical survey |
| <ul style="list-style-type: none"> • Number of vacancies • Number and location of abandoned structures • Home values • Rents • Sales activity | U.S. Census
Neighborhood physical survey

U.S. Census; city tax records
U.S. Census
City property files, Lusk Real Estate Directory; local papers |
| <ul style="list-style-type: none"> • Property ownership | Courthouse or tax records |

Crime

- | | |
|---|---|
| <ul style="list-style-type: none"> • Number of crimes • Types of crimes • Location of crimes • Timing of crimes • Number of hours per day neighborhood is patrolled by foot and prowl car • Geographic area patrolled • Visibility of police in neighborhood | Police records
Police records
Police records
Police records

Police records
Observation |
|---|---|

Fire

- | | |
|--|---|
| <ul style="list-style-type: none"> • Number of fires • Type and probable cause • Location of fires • Average fire department response time • Action regarding abandoned buildings • Fire hazards | Fire department records
Fire department records
Fire department records
Fire officer

Building department

Observation |
|--|---|

Schools

- | | |
|--|---|
| <ul style="list-style-type: none"> • Enrollment • Student-teacher ratio • Average class size • Condition of facilities • Curriculum policy • Dropout rate • Average reaching achievement scores • Availability of special programs | School administration
School administration
School administration
Observation
School administration
School administration
School administration

School administration

Other sources: State Board of Education; PTA; education reporter for a local newspaper; local education associations; National Education Association; American Federation of Teachers |
|--|---|

Social Services

- | | |
|--|---|
| <ul style="list-style-type: none"> • Number, names, locations of community social service agencies and programs • Services, fees, eligibility, hours • Neighborhood needs | Social Service Directory (United Way)

Agency-provider

Neighborhood survey |
|--|---|

Health

- Number, names, locations of providers
Yellow Pages, health services directory
- Services, fees, hours
Health provider
- Vital statistics
Health department
- Unhealthful conditions (sanitation problems, poor housing conditions, etc.)
Neighborhood physical survey

Neighborhood Commerce

- Type and location of retail shops
Neighborhood physical survey
- Hours
Observation
- Accessibility and parking
Observation
- Need for more/other types of shops
Neighborhood survey

Environmental Quality- Sanitation

- Trash and litter
Observation
- Rodent and insect problems
Observation, neighborhood survey
- Frequency of street cleaning
Sanitation department
- Frequency of garbage pick-up
Sanitation department
- Availability of large item pick-up
Sanitation department

Streets and Traffic

- Street conditions
Neighborhood street survey
- Maintenance scheduling
Public Works Department
- Accidents: number, type, location, severity
Police records
- Availability of parking spaces
Observation
- Parking regulations
Traffic department
- Parking enforcement
Police department

Open Spaces and Recreation

- Amount of land used for recreation
Planning department study; Parks and Recreation Department; Neighborhood land use survey
- Type, location, accessibility of parks and playgrounds
Neighborhood physical survey
- Condition of facilities
Observation
- Neighborhood needs
Neighborhood survey

Historic Preservation

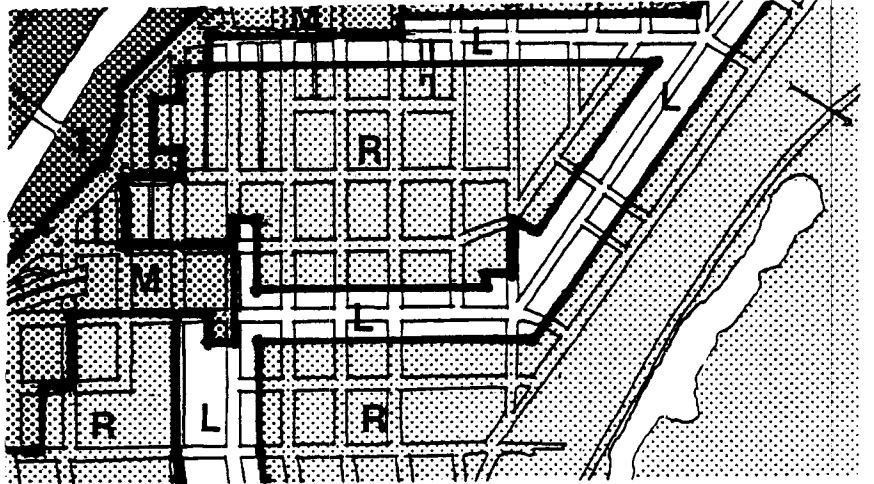
- Districts, buildings, sites, structures and objects already listed on National Register
State Office of Historic Preservation
- Districts, buildings, sites, structures and objects eligible for the National Register
State Office of Historic Preservation
- City-identified historic sites
Local historical society
- Neighborhood-identified historic sites
Neighborhood physical survey
- Preservation programs
State Office of Historic Preservation; planning department

Land Use & Zoning

- Land use map
Planning department or neighborhood physical survey
- Zoning map & regulations
City Hall or planning department

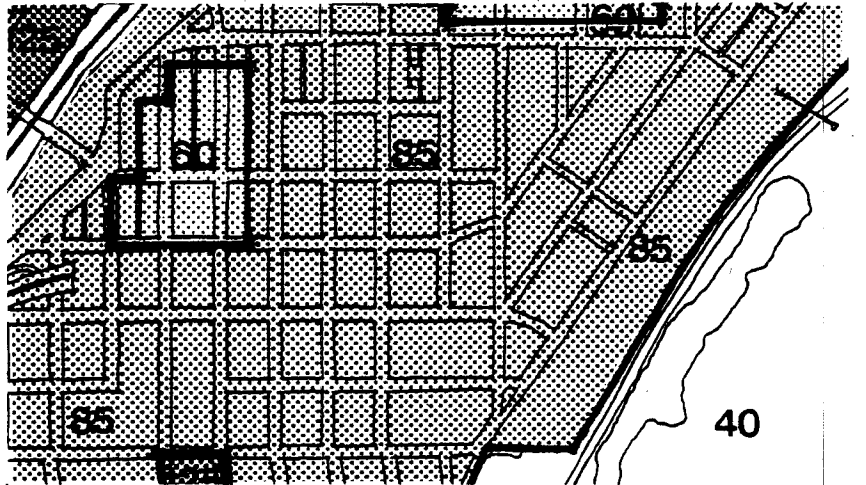
Use Districts

- R Residence
- L Local Business
- M Commercial, Lt. Mfg.
- I Industrial



Height Districts

- 40 Max. 40' Height
- 60 Max. 60' Height
- 85 Max. 85' Height
- 125 Max. 125' Height



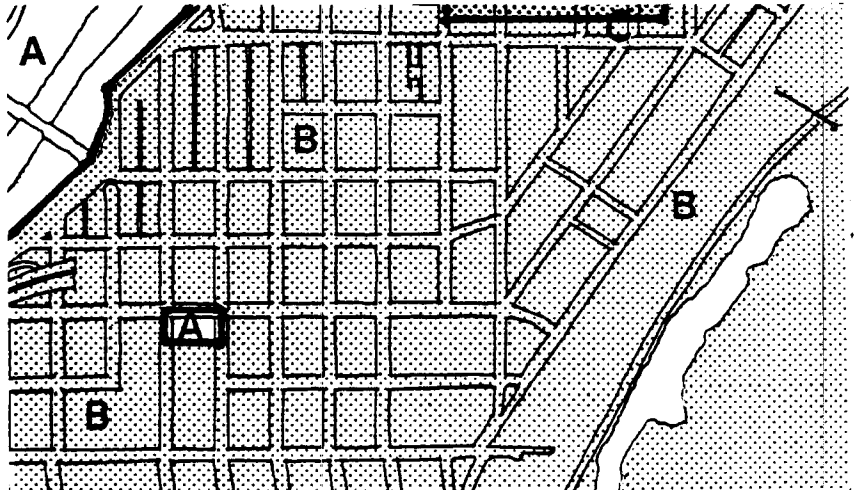
Area Districts (Setback and Open Space)

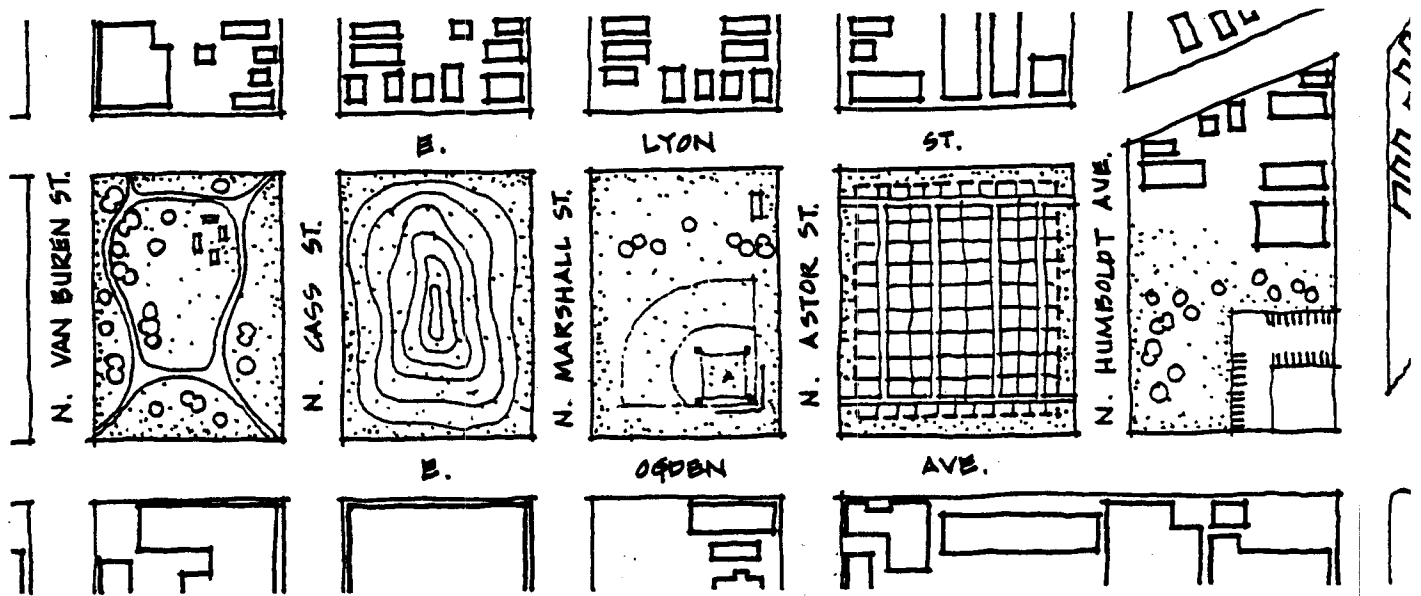
A Districts (setback for two-story buildings):

- Rear: more than 10'
- Side: more than 3' by 80'
- Outer Court: more than 3' by 40'

B Districts (setback for two-story buildings):

- Rear: more than 15'
- Side: more than 6' by 100'
- Outer Court: more than 5' by 30'





The city's recreational proposal for the Park East Freeway land was the result of a series of meetings held during the summer of 1981 by residents concerned about the appearance and maintenance of the vacant freeway land. Community Development Block Grant monies provide the funds to implement the proposal, which included clean-up and restoration of 5 of the vacant blocks near the corridor's east end. Some of the features of the plan are, by block:

- A. A jogging and walking path, children's play area, and picnic tables
- B. A naturally landscaped amphitheater (directly across from Lincoln Center for the Arts), which will also double as a winter sliding hill
- C. A baseball field, bocce field, and small area for badminton and croquet
- D. Newly-designed garden plots for the Lakeside Community Gardeners' Co-op (a group presently occupying this block)
- E. A green space and parking lot

CODE:	UNDECIDED YES NO	UNDECIDED YES NO
1. How long have you lived in this neighborhood?		
2. Do you (rent) (own) your residence?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
3. Do you think absentee landlords are a problem in this neighborhood?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
4. Do you think there is adequate enforcement of building codes in this neighborhood?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
5. Which of the following do you think are most often problems: <input type="checkbox"/> Structures (falling porches, etc.) <input type="checkbox"/> Appearances (peeling paint, etc.) <input type="checkbox"/> Landscaping (uncut grass, weeds, etc.)		
6. Do you think the city should provide financial assistance (low cost loans, property tax breaks) for correcting code violations?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
7. Do you think police protection is adequate? Have you ever had to call the police? Were you satisfied with the response? Speed? Manner (courteous, understanding?)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
8. Are there places in the neighborhood that you feel are not adequately lit? If YES, where: _____	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Which of the following problems do you think are the worst in this neighborhood? <input type="checkbox"/> Burglary <input type="checkbox"/> Assault <input type="checkbox"/> Mugging/purse snatching <input type="checkbox"/> Murder <input type="checkbox"/> Rape <input type="checkbox"/> Other:		
10. Would you be interested in a Home Watch System (where people agree to keep an eye on things when their neighbors are away)?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
11. Do you think that the following city services are adequate: Garbage Pickup Street Maintenance Snow Removal Tree Replacement	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
12. Is traffic congestion a problem on your street?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
13. Is parking a problem on your street?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
14. Do you shop on Brady Street? If YES, where: _____	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
15. Are there other types of stores you would like to see on Brady Street? If YES, what kinds: _____	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
16. Do you think Brady Street's appearance would be improved if it had trees and more frequent litter cleanup?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
17. Do you think the following Festival-related services are adequate: Toilet Facilities Parking Facilities General Crowd Control		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
18. Do you think the Park East Corridor land is adequately maintained?		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
19. Do you feel that security in that area is a problem? ~		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
20. Would you like a continuing voice in the use and development of that area?		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
21. Do you think that having more homeowners in the neighborhood would be good for it?		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
22. Do you think that the city should do more to encourage home ownership in this area?		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
23. Should the city encourage ownership primarily (1) of existing homes (2) of new construction If new construction, of high-rise condominiums? If YES, do you think this area can cope with with increased population and increased parking, traffic, noise, crime and other problems	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
24. Would you like a say in what happens to this neighborhood?		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
25. Do you think there is a need to be kept informed about: Zoning board meetings which affect this area Other public meetings of interest to residents Legislation affecting this neighborhood Community events in this neighborhood Reliable contractors Loan sources for home improvements		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
26. Do you think there is a need for a neighborhood organization for this neighborhood?		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
27. Would you join such an organization?		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
28. Which services would you like to see such an organization provide: <input type="checkbox"/> A place to meet neighbors <input type="checkbox"/> A place to talk about neighborhood concerns <input type="checkbox"/> A newsletter <input type="checkbox"/> Representation for the neighborhood <input type="checkbox"/> A resource center <input type="checkbox"/> Assistance in forming block clubs <input type="checkbox"/> Other:		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
29. What do you like about this neighborhood and what do you feel are its biggest problems? (Use back of sheet to answer).		

This checklist contains a series of questions to help you identify neighborhood problem areas. A significant number of "yes" answers in any category indicates an area in which your neighborhood organization may want to get involved. Bear in mind that many of the questions will call for judgments or, in some cases, impressions. This is merely a preliminary exercise to help you identify issues for further research.

1. Housing

- Are structures in the neighborhood physically deficient? Do they need minor repairs and maintenance? Major repairs or rehabilitation?
- Are there abandoned buildings in the neighborhood?
- Is the neighborhood in flux? Are property values rising or declining rapidly?
- Is the neighborhood experiencing a high population turnover rate? Are people frequently moving into or out of the neighborhood?
- Are insurance rates rising?
- Are mortgages and home improvement loans unavailable?
- Are large numbers of properties being purchased by absentee landlords or real estate speculators?
- Are structures being divided into smaller units?
- Are houses or apartments overcrowded? Do two or three families or a large group of people share a single house or apartment?
- Do property taxes fail to reflect real values?

2. Crime

- Is there widespread fear of crime in the neighborhood?
- Are you aware of high levels of crime (street crime, house crime, commercial crime) in the neighborhood?
- Do you believe police protection is inadequate? Are police insensitive to neighborhood problems? Do police respond slowly to distress calls?
- Have buildings or cars been vandalized?
- Are theft insurance rates higher in your neighborhood than they are in other parts of the city?

3. Fire Protection

- Is incidence of fire in the neighborhood high?
- Are there frequently fires which appear to be the result of arson?
- Is the fire department poorly equipped or understaffed?
- Are there obvious fire hazards in the neighborhood such as abandoned buildings, rundown buildings, deteriorated garages, trash heaps?

4. Schools

- Are there schools within walking distance?
- Do you think that the quality of education at local schools is poor?
- Do parents have little say in school matters? Are teachers or principals inaccessible or unhelpful?
- Are classrooms or playgrounds in poor condition?
- Are educational aids (books, maps, projectors) in short supply?
- Does your school lack special programs or fail to meet specific neighborhood needs?
- Do many students fail to complete high school?

5. Social Services

- Do banks fail to provide adequate services such as selling food stamps or depositing welfare directly?
- Do grocery stores refuse to accept food stamps?
- Are day care services inconvenient or expensive?
- Does your neighborhood have youth problems? Vandalism? Drugs? Loitering? Rowdiness?
- Are the elderly residents in your neighborhood in need of special services or programs?
- Does your neighborhood need a meeting place or neighborhood center?

6. Health Care

- Are doctors difficult to locate or appointments hard to get?
- Are doctors' offices or other health services inaccessible by public transportation?
- Are fees too high for neighborhood residents?
- Is there a need for a free clinic or other alternative center?
- Are you aware of any special health problems in the neighborhood? Health hazards?
- Is it hard to get information about health care in your community?

7. Neighborhood Commerce

- Do neighbors choose to shop in other parts of the city?
- Are businesses and retail shops leaving your neighborhood?
- Is the business district run down? Have merchants failed to renovate stores?
- Can you identify needed improvements? Different types of shops? Longer hours? Better parking arrangements? More competitive prices?

8. Environmental Quality

- Are streets and properties in your neighborhood littered?
- Would you describe your neighborhood as dirty? Unattractive?
- Does trash or garbage pile up on the curb and sidewalks?
- Have you spotted rats or other rodents in the area?

- Do you have problems with roaches or other insects?
- Do your streets flood during heavy rain?
- Do you think the air quality in your neighborhood is poor? Peculiar odors? Soot?
- Is tap water discolored? Does it have an unusual taste?
- Have you been annoyed by noise in the neighborhood? From traffic? Factories? Other sources?

9. Energy Conservation

- Do rising fuel bills constitute a hardship for neighborhood residents?
- Are homes and buildings well insulated? Poorly insulated? Not insulated at all?
- Do residents need financial assistance or services for weatherization?
- Do residents understand the need for energy conservation?
- Are there opportunities for installing alternative energy systems?

10. Streets

- Are streets in poor condition? Potholes? Cracked curbs? Broken sidewalks?
- Are there dangerous intersections where signs or signals are needed? Have there been a large number of accidents?
- Is there high speed traffic through the neighborhood?
- Are on- and off-street parking spaces scarce?
- Is parking difficult on street sweep days or during snow emergencies?
- Are streets poorly lit?

11. Transportation

- Are there long waits for buses or streetcars?
- Are bus stops poorly located or uncovered?
- Do bus routes fail to reflect neighborhood needs?
- Does your neighborhood need bike paths? Special programs such as dial-a-ride, carpooling, elderly shuttle?

12. Open Spaces and Recreation

- Are parks or sports facilities overcrowded?
- Are parks and playgrounds poorly maintained? Overgrown? Littered? Untighted? Broken equipment?
- Are there too few recreational programs for specific age groups?
- Are there vacant lots or other spaces which could be converted?

13. Historic Preservation

- Are there buildings in the neighborhood which have historic significance or unique architecture?
- Are there buildings deteriorating? Slated for demolition?
- Are there other historic sites near your neighborhood?
- Do you think buildings in your neighborhood might qualify for the National Register or other preservation programs?

14. Land Use and Zoning

- Is your neighborhood threatened by major construction projects (expressways, airports, high-rise buildings, etc.)?
- Are there plans to build facilities that might be a nuisance to the neighborhood? Prisons? Sports arenas? College dormitories?
- Is present zoning inconsistent with your neighborhood goals? Is it poorly enforced?
- Could zoning be used to prevent unwanted changes in land use?

Neighborhood Assets

Now that you have begun to think about various neighborhood issues and problems, you should carefully appraise your neighborhood assets. Ask yourself how specific neighborhood assets and resources can be used as building blocks in dealing with neighborhood problems.

- What are some of the unique physical characteristics, such as parks, buildings, and squares, that give your neighborhood its own identity?
- Does your neighborhood have a name? A newspaper or newsletter? Has it sponsored street fairs or other activities?
- Has your neighborhood ever been written about, in the local newspaper, for example?
- Does your neighborhood have a particular or diverse ethnic identity? Is this a source of pride or togetherness?
- What are the things you like best about your neighborhood?
- What do residents moving in see in your neighborhood? Good location? Good schools? Attractive buildings? Pleasant streets? Charm?
- Do you have an active neighborhood organization? Is there potential for forming one?
- How involved are neighborhood residents? Registered to vote? Have they joined together in various neighborhood causes?
- What institutional resources are located in your neighborhood? Universities? Hospitals? Libraries?
- Can you identify neighbors with important skills? Organizing ability? Enthusiasm?
- Do any community leaders or elected officials live in your neighborhood?
- Can you identify neighborhood opportunities? Buildings available for reuse? Open spaces suitable for development? Areas of neighborhood life where a strong neighborhood organization could make a real and lasting contribution?

Neighborhood Conservation
and Planning

Cassidy, Robert. Livable Cities. New York: Holt, Rinehart and Winston, 1980

Old Town Restorations, Inc. Building the Future from Our Past. St. Paul: 1975

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Reed, Richard Ernie. Return to the City. Garden City: Doubleday and Company, Inc. 1979

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_____. Neighborhoods: Self-Help Sampler. Washington D.C.: U.S. Government Printing Office, 1980

Historic Preservation

American Preservation. Little Rock, Arkansas: Briggs and Associates

Blumenson, John J.G. Identifying American Architecture. Nashville: American Association for State and Local History, 1979

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City of Oakland Planning Department. Rehab Right. Oakland: 1978

Harris, Kip. Confronting the Older House: A Homeowner's Guide. Salt Lake City: Utah Heritage Foundation, 1979

Alexander, Christopher et al. The Oregon Experiment. New York: Oxford University Press, 1975.

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Bruce, William G. History of Milwaukee City and County Vol. 1. Chicago: S.J. Clarke Publishing Co., 1922.

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False Creek Planning Office. False Creek Official Development Plan. 1974.

Garfinkel, David. "You Won't Even Consider Building Apartments." Housing, Vol. 59, No. 4 (April 1981), pp.

Gregory, John G. History of Milwaukee Wisconsin. Vol. 2. Chicago: S.J. Clarke Publishing Co., 1931.

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Keller, Suzanne. The Urban Neighborhood. New York: Random House, 1968.

Lynch, Kevin. The Image of the City. Cambridge, Mass.: M.I.T. Press, 1960.

Nyberg, Folke and Victor Steinbrueck. A Visual Inventory of Buildings and Urban Design Resources for Seattle, Washington. Seattle: Historic Seattle Preservation and Development Authority, 1975.

Rapoport, Amos. Human Aspects of Urban Form. New York: Pergamon Press, 1977.

Simon, Roger D. The City-Building Process. Vol. 68, Part 5. Philadelphia: The American Philosophical Society, 1978.

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