

6 Appendix

6.1 Housing Assistance Programs

Community Development Block Grants – City of Prairie du Chien

The City of Prairie du Chien has received funds from the Wisconsin Department of Commerce – Bureau of Housing through the Community Development Block Grant (CDBG) program. The grant funds are to assist income-eligible residents within the City to address housing improvement needs, such as electrical, plumbing, furnace, water heater, insulation, windows, doors, siding, and roofs. The funds are to be loaned to property owners for these improvements at 0% interest, and require no repayment as long as the owner continues to own and occupy the property. As these loans are paid back to the City, the City must reallocate those funds to other eligible property owners for similar improvements. 608-326-7333

Community Development Block Grants – Crawford County

This is the same program as for the City, but for income-eligible residents of Crawford County. 608-326-7333

Crawford County Housing Preservation Grants (HPG)

The Housing Preservation Grants help very low and low-income families in Crawford County to secure affordable housing. According to program guidelines, HPG funds may be used to “reduce the cost of repair and rehabilitation, to remove or correct health or safety . . . or to make needed repairs to improve the general living conditions of the residents.” Such improvements may include plumbing repairs, energy conservation measures, heating systems, electrical systems, structural supports and foundations, roofing, siding, handicap accessibility, and other related issues necessary to help homeowners maintain the value and livability of their homes. 608-326-7333

Crawford County Housing Costs Reduction Initiative (HCRI) – HOME

HCRI provides 0% interest, deferred payment loans to help with downpayments for new home buyers transitioning from renting, and housing rehabilitation for existing homeowners. The Downpayment Assistance Program picks up 50% to 90% of the required downpayment, closing costs, and utility deposits for eligible home buyers. The HOME Rehabilitation Program will finance repairs and improvements deemed necessary for eligible homeowners. Both types of loans are secured with a recorded mortgage and promissory note, but payment is deferred until the beneficiary no longer owns and occupies the property. 608-326-7333

WHEDA Workforce Housing Initiative

According to WHEDA, "In many communities across Wisconsin, affordable housing is not located near major employers. Workforce Housing programs help reduce stress to employees who have to commute a lengthy distance to work. In turn, employers increase staff retention and decrease costs associated with recruiting and training." Visit www.wheda.com/CAT_SFL/wkfrc.asp or call 800-334-6873.

WHEDA Home Loans

This program offers low cost, fixed interest rate financing to low-to-moderate income Homebuyers. Because Crawford County has been designated by the federal government as a location where more home ownership is desired, you do not need to be a first-time Homebuyer. However, the combined income for all adults who will occupy the property cannot exceed the limit set by WHEDA for Crawford County. 800-334-6873

WHEDA No Equity Home Improvement Loan

No Equity Home Improvement provides, low-cost, fixed-rate financing for up to 15 years for Home improvement projects that exceed \$10,000 with a maximum loan amount of \$20,000. No Home equity is required. Eligible improvements and repairs include: roof, foundation, windows, siding and insulation, plumbing and wiring, furnace, and minor remodeling. 800-334-6873

USDA Rural Development Housing Loans

Section 502 loans are primarily used to help low-income individuals or households purchase homes in rural areas. Funds can be used to build, repair, renovate or relocate a home, or to purchase and prepare sites, including providing water and sewage facilities. Applicants for loans may have an income of up to 115% of the median income for the area. Families must be without adequate housing, but be able to afford the mortgage payments, including taxes and insurance. In addition, applicants must have reasonable credit histories. 608-935-2791

CouleeCap – Weatherization Program

The Wisconsin Weatherization Program provides repairs and upgrades on the homes of low-income Wisconsin households to make them safer, more comfortable, and more energy efficient. The work is done by regional community action agencies. 866-904-4508

6.2 Rental Assistance Programs

Crawford County Housing Authority – Section 8 (HUD) Rental Assistance

The housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Housing choice vouchers are administered locally by public housing agencies (PHAs). The PHAs receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program. Eligibility for a housing voucher is determined by the PHA based on the total annual gross income and family size. 608-326-0234

Catholic Charities – Emergency Rental and Utility Assistance

Catholic Charities agencies provide assistance for housing services; including housing counseling, help with home repair, rent or mortgage assistance, utility assistance, temporary shelter, or transitional housing. 608-326-1616

Couleecap Rent/ Utility Assistance Program

Couleecap currently has a grant to provide homeless prevention assistance in Crawford County. A person may be eligible for rent or utility assistance if they have an eviction notice or utility disconnection notice and have a temporary decrease in income. First month rent payments are also eligible. 608-326-0423

6.3 General Assistance Programs

Homeward Bound

Homeward Bound provides home maintenance services for every disability group, including the mentally ill, elderly, frail-elderly, children, and every group in-between. Services include housekeeping, laundry, meal preparation, shopping, companionship, and general supervision; and also more extensive services, such as extended care, respite care, and skilled nursing. They serve every disability group:

Aging & Disability Resource Center

The ADRC offers the general public a single entry point for information and assistance on issues affecting older people, and people with disabilities regardless of income. 608-326-0235

Energy Bill Payment and Weatherization Assistance Program

The Wisconsin Home Energy Assistance Program (WHEAP) provides assistance for heating costs, electric costs, and energy crisis situations. The weatherization program help homeowners and renters reduce energy consumption in their homes. 866-432-8947

Crawford County Human Services Department – Financial Assistance Programs

The Human Services Department offers a wide range of financial assistance based on income criteria, including BadgerCare Plus (health coverage for families with children under 19); Family Planning Waiver; Child Care; Wisconsin Works; Caretaker Supplement; Elderly, Blind, or Disabled Medicaid Health Insurance; General Relief; Heating Assistance; FoodShare; and Emergency Assistance. 608-326-0248

6.4 Housing Needs Assessment Survey



CITY OF Prairie du Chien

Community Development Program
315 East Cedar Street
Post Office Box 72
Prairie du Chien, WI 53821
(608) 326-7333
Fax (608) 326-1433

The City of Prairie du Chien has received funding to conduct a Housing Needs Assessment of Prairie du Chien and the surrounding area. This study will identify the availability, inventory and condition of existing homes and apartments. More importantly, with input from residents, the study will help to identify where we have a shortage of housing to meet the needs of residents; and those areas where we may anticipate shortages in the near future.

This information will be used by the City, developers and other property owners to help determine what types of housing development should be encouraged so that the housing needs of area residents are met.

Please take a few moments to complete the survey and return in the attached envelope via mail or drop off at the following designated drop off locations: City Hall, Peoples State Bank, Citizens Bank, AnchorBank, Associated Bank, Fortress Bank and Piggly Wiggly. You may also complete the survey on-line at: <http://www.developmentplanning.net/Survey.htm>. Complete the attached 'Entry Drawing' along with this completed survey and return by the date indicated and you will be eligible for a drawing of \$50.00 cash. Thanks for your input.

Dale Klemme –

GENERAL QUESTIONS:

1. Describe your current household. **Please check all that apply:**

- Elderly persons are part of your household (age 62 or older)
- Female head of household
- Two(2) wage earner household
- Extended family (father, mother, adult child) present in household
- Other

2. Racial/Ethnic information relating to members of the household. **Check all that apply.**

- White Black or African American Asian American Indian
- Asian & White Black or African American & White Hispanic
- Native Hawaiian American Indian & White Asian or Pacific Islander
- Other Multi-racial

3. Age of head of household.

- Less than 24 24 – 35 36 – 55 56 – 69 70+

4. How long have you been at your present location?

- Less than six (6) months Six (6) months - Two (2) years
- Two (2) years - Five (5) years over Five (5) years

5. ___ Number of bedrooms in your house or apartment?

6. Please rank the current condition of the following aspects of your house or apartment based on a scale of 1-5, with 5 being the best condition and 1 being the worst.

___ Roof ___ Electrical ___ Plumbing ___ Furnace ___ Windows
___ Insulation ___ Water/sewer laterals ___ General appearance/condition

7. Find and circle the number of persons in your household. On that same line, "X" the column indicating whether your income is "below", "within" or "above" the income range corresponding to your household size. Please consider your income as gross total family income. **Remember this is a question that relates to annual income and is not a reflection of total assets.**

Persons in Household	Household Income Range	Below Range	Within Range	Above Range
1	\$19,650 - \$31,450			
2	\$22,500 - \$35,950			
3	\$25,300 - \$40,450			
4	\$28,100 - \$44,950			
4	\$30,350 - \$48,550			
6	\$32,600 - \$52,150			

8. The Prairie du Chien area has a number of groups of people with special housing needs. **Please check all the categories that need more attention in your opinion.**

___ Elderly ___ Low/Moderate Income ___ Homeless
___ Physically/mentally handicapped ___ Temporary (transition)

9. What type of housing development projects should be encouraged? **Check all that apply.**

___ Single Family Homes ___ Smaller Single Family Homes
___ Elderly upscale apartments ___ Elderly affordable (subsidized) apartments
___ Housing for special needs ___ Family affordable (subsidized) apartments
___ Condo units for purchase ___ Trailer Parks
___ Affordable improved lots upon which to build a home ___ None

10. Should tax dollars (local and/or state) be used to support such development?

___ Yes ___ No ___ No opinion

11. Do you currently rent or own your residence?

Rent Own

HOMEOWNERS, CONTINUE BELOW. RENTERS, SKIP TO QUESTION #17

12. Which of following accurately describes my current home? **Check all that apply.**

Too much space for my current needs
 Not enough space for my current needs
 Enough Space

13. Please rate the following utility costs as **A = affordable** vs. **UA = unaffordable**

Electricity Heat (natural gas, oil) Telephone Water/sewer
 Cable TV Internet

14. Please identify those housing costs that are making it difficult to stay in your home.
Check all that apply.

Real estate taxes Mortgage payments Utility costs
 Changing mortgage terms (Interest rates)

15. Where do you see yourself in three (3) years? **Check all that apply.**

Current location Own larger home Own smaller home
 Sell current home and rent Move outside the area

16. What would prevent you from getting to where you described in Question #13
above? **Check all that apply.**

Sale of current home Available housing alternatives
 Economy Income

HOMEOWNERS SKIP TO QUESTION # 25
RENTERS BEGIN HERE

17. Amount of security deposit if required? _____

18. Monthly rent? _____

19. The monthly rent includes. **Check all that apply.**

Heat Electricity Water/sewer Garbage removal

20. Please check the type of rental unit that best describes yours:

- Upper flat Duplex Single family home Mobile Home
 Apartment building (12 or less units) Apartment building (12 or more units)

21. Your rental unit would be more livable if you had: **Check all that apply.**

- More living space More storage More accessible parking
 More accessible shopping Less noise Less physical barriers (stairs)

22. Where do you see yourself in one year? **Check all that apply.**

- Renting at current location renting at new location
 Owning a home Moving outside the area

23. What would prevent you from getting to where you described above? **Check all that apply.**

- Income Down payment Mortgage payment (higher interest rates)
 Housing available in your price range

24. How did you find your current apartment?

- Advertisement Signage Word of mouth Other

ALL RESPONDENTS CONTINUE HERE:

25. Additional comments regarding housing needs:

26. Can we contact you for further questions regarding this survey?

- yes no

If yes:

Name _____
Address _____
Phone _____

Thank you for responding!

6.5 Prairie du Chien Comprehensive Plan – Housing and Development Vision

Households					
Goal 1 Housing					
Develop a housing stock to meet the diverse needs of current and future residents.					
Objectives	Policies				
<ol style="list-style-type: none"> 1. Provide a variety of housing opportunities for a range of income levels, age groups, and needs in terms of styles, densities, and costs. 2. Increase the supply of affordable housing throughout the City at appropriate densities. 3. Increase the supply of independent and assisted housing facilities for special populations (elderly, developmentally disabled, etc.). 4. Decrease the number of housing units in need of substantial repair. 5. Increase the supply of housing units in the downtown area to bolster related redevelopment efforts. 6. For new single-family residential development, create housing densities in approximately the following proportions: low density – 2%; medium density – 45%; high density – 53%. 7. Maintain a mix of housing types in approximately the following proportions: single family units - 66%; duplex units – 11%; multi-family units - 23%. 8. Maintain a mix of housing ownership in approximately the following proportions: owner-occupied – 65%; renter-occupied – 35%. 9. Maintain an occupancy rate in the range of 1 to 3 percent for owner-occupied units and 4 to 6 percent for rental units. 10. Increase the number of mixed-use projects containing a residential component especially in the downtown area. 	<ol style="list-style-type: none"> 1. Provide incentives to encourage housing development in the downtown area. 2. Support and promote state and county-level housing assistance programs available to residents. 3. Locate residential areas and especially higher density development in close proximity to services, schools, and other community facilities. 4. Allow duplex units in some single-family residential areas. 5. Support and encourage the construction of accessible housing for the elderly and physically disabled. 6. Ensure that there is enough vacant land for residential development to accommodate the anticipated development needs for 5 years into the future. 7. Encourage residential development that establishes a variety of lot sizes, dwelling types, densities and price points. 8. Promote mixed-use development to capitalize on existing transportation facilities and other infrastructure, and link jobs with residential areas and commercial uses. 9. Encourage developers to pursue quality infill projects. 10. Use deferred assessments when warranted to help finance infrastructure in the development of vacant land. 				
Implementation Action Items	Schedule				Responsible Entity
	2005 to 2009	2010 to 2014	2015 to 2019	2020 to 2024	
<ol style="list-style-type: none"> 1. Seek additional funding to expand the City's home-improvement program. 2. Conduct an inventory every 5 years to: <ol style="list-style-type: none"> a. identify houses in need of substantial repair; and b. housing characteristics (types, densities, etc.) to determine if the targets established in this plan are being attained. 3. Review the City's land development regulations to ensure that policies contained in this part are implemented. 4. Study the location and availability of housing that meets the needs of special populations, including the elderly, disabled, low-income. 5. Periodically review the amount of land available for residential development to determine if it meets the anticipated growth. 6. Work with surrounding Towns to allow annexation on a cooperative basis. 	x				City Administrator
	x	x	x	x	City Planner, Building Inspector
	x				City Planner
	x				City Planner
	Ongoing				City Planner
	Ongoing				City Administrator, City Council



**Goal 2
Population Growth**

Grow at a sustainable rate that keeps the City vibrant and provides an adequate workforce for continued business growth while not diminishing the quality of life and the small-town character.

Objectives	Policies
<p>1. Grow at a sustained rate of 0.9 percent per year over the next 20 years. This will result in an additional 1,182 residents and 808 additional dwelling units.</p>	<p>1. Actively recruit a mix of young professionals, families, and recent retirees to live in Prairie du Chien. 2. Provide infrastructure to accommodate the desired growth. 3. Ensure that there is enough developable land (vacant and redevelopment) to accommodate the anticipated growth. 4. If actual growth and development is significantly below the forecasts contained in this plan, amend this plan as appropriate to account for lower than expected growth and/or adjust those factors that may be inhibiting growth. 5. If actual growth and development exceeds the forecasts contained in this plan, adopt appropriate growth management strategies to bring growth in line with the desired growth rate or amend this plan to account for the additional growth.</p>

Implementation Action Items	Schedule				Responsible Entity
	2005	2010	2015	2020	
	to	to	to	to	
	2009	2014	2019	2024	
1. Monitor the rate of growth on a yearly basis, and submit this information to the Plan Commission and City Council in a timely manner.	x	x	x	x	City Planner
2. Annually review the capital expenditure budget to ensure that infrastructure will meet the anticipated growth.	x	x	x	x	Finance Committee
3. Periodically review the amount of developable land available to determine if it meets the anticipated growth.	x	x	x	x	City Planner
4. Develop and distribute materials promoting Prairie du Chien as a great place to live and work.		Ongoing			City Planner, Chamber of Commerce



**Goal 3
Child Care**

Develop high-quality child care opportunities in close proximity to home and work.

Objectives		Policies				
1. Increase opportunities for child care.		1. Work with the private sector to create additional child care facilities to meet the needs of city residents. 2. Encourage larger employers to provide on-site day care.				
		Schedule				
		2005 to 2009	2010 to 2014	2015 to 2019	2020 to 2024	Responsible Entity
Implementation Action Items						
1. Review the City's zoning code to ensure that child care facilities can occur in residential areas and commercial areas and amend the code as may be necessary.		x				City Planner, City Council
2. Conduct a market analysis to further define child care needs and opportunities.		x				City Planner working in concert with child care providers, larger employers, and others

**Goal 4
Health Care**

Maintain the area's high quality health care sector.

Objectives		Policies				
1. Maintain the current level of health care currently offered in the City. 2. Increase those medical specialties which may be lacking.		1. Work with the private sector to create additional health care facilities in the City, especially those specialties which are currently lacking.				
		Schedule				
		2005 to 2009	2010 to 2014	2015 to 2019	2020 to 2024	Responsible Entity
Implementation Action Items						
1. Conduct a market analysis to further define health care needs and opportunities.		x				City Council working in concert with health care and child care providers
2. Meet with hospital staff and other interested parties to define their needs and provide input in solving deficiencies.		x				City Planner, Plan Commission



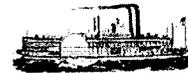
Development and Redevelopment

Goal 13 Land Use

Create a development pattern that includes a variety of land uses and that minimizes potential conflicts between incompatible land uses.

Objectives	Policies
<ol style="list-style-type: none"> 1. Minimize the preponderance of strip development. 2. Minimize the negative effects of incompatible land uses that adjoin each other. 3. Maintain a good mix of land uses (primarily residential and commercial) within the community to foster a well-balanced tax base. 4. Play an increasing role in land development in the surrounding towns consistent with state law. 	<ol style="list-style-type: none"> 1. Ensure that new development occurs in areas, and in a manner, that can be efficiently served by City services. 2. Use parks and open space areas as buffers between incompatible land uses, to protect environmentally sensitive lands, or to compliment other land development. 3. New commercial development adjacent to residential developments shall provide adequate buffers and screening. 4. Promote land uses, densities and regulations that result in the protection of valued resources and recognize existing physical limitations (e.g., slope, woodlands, water). 5. Encourage development on vacant parcels ("infill development") to maximize the efficient use of existing services and facilities. 6. Locate schools, churches, libraries, parks, and other community facilities in strategic locations that provide safe and convenient access to residential neighborhoods. 7. Avoid linear strip commercial development. 8. Promote compact development patterns. 9. Preserve lands identified as environmental corridors. 10. Protect scenic vistas from inappropriate development. 11. Work to preserve lands that help to create a distinct open space corridor between the City and surrounding communities. 12. Rezoning proposals shall be consistent with this plan. 13. The cost of land development shall be the responsibility of the developer. (Also see the description of the Bluff Resource Area (Exhibit B-1.) 14. Encourage the location of community facilities (e.g., municipal offices, libraries, post offices, schools, etc.) in the heart of the City rather than locating them on the periphery in the best interest of the community. 15. Require buffers between incompatible land uses to minimize potential negative effects. 16. Fully exercise the City's extraterritorial plat review authority.

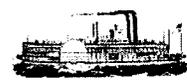
Implementation Action Items	Schedule				Responsible Entity
	2005 to 2009	2010 To 2014	2015 to 2019	2020 to 2024	
1. Revise the City's current land development regulations to ensure that relevant policies contained in this plan are implemented.	x				City Planner, City Council
2. Send a letter to the adjoining jurisdictions indicating the City's decision to fully exercise its extraterritorial plat review authority.	x				City Council
3. Adopt design guidelines that avoid linear strip development and encourage compact development patterns.	x				City Council
4. For each rezoning proposal, ensure that it is consistent with the future land use map contained in this plan.			Ongoing		Plan Commission, City Council
5. Consistently enforce the City's zoning regulations.			Ongoing		City Council



**Goal 16
Economic Development**

Foster a local economy that is sustainable, where the economy grows, the community is enhanced, and unique and important resources are respected and protected.

Objectives	Policies
<ol style="list-style-type: none"> 1. Increase the number of jobs that pay more than the county average wage rate. 2. Decrease the unemployment rate. 3. Increase the number of full-time jobs. 4. Increase the number of jobs that offer health care benefits. 5. Increase coordination and integration of regional economic development activities. 	<ol style="list-style-type: none"> 1. Encourage development of small to medium-sized businesses. 2. Actively recruit new employers that pay more than the average wage rate in the City. 3. Promote the growth and expansion of existing businesses (business retention). 4. Encourage the development and growth of the City's tourism economy. 5. Maintain and provide appropriate "traditional" municipal infrastructure and technology based infrastructure such as high speed Internet connections. 6. Encourage continued downtown revitalization to enhance economic activity. 7. Promote redevelopment of brownfields/ contaminated sites. 8. Allow home occupations in residential areas provided they fit into the character of the neighborhood. 9. Promote the creation and expansion of small and medium-sized companies. 10. Provide developers financial assistance when it can be shown that the project is not financially feasible without City assistance and that the project would in fact benefit the City. 11. Utilize tax incremental financing to the fullest extent allowed by state law to promote economic development and revitalization. 12. Expand joint effort marketing programs. 13. Promote economic development and redevelopment opportunities that fit into the community's vision. 14. Use development agreements to ensure that businesses locating within new tax increment financing districts create quality jobs that benefit area households. 15. Partner with Southwest Wisconsin Technical College to establish education classes locally. 16. Promote the expansion of educational opportunities at the Prairie du Chien campus of Upper Iowa University. 17. Support the establishment of satellite campuses in the City. 18. Encourage state offices to locate satellite offices or regional offices in the City. 19. Encourage the development of businesses that will work toward continual education of their employees. 20. Encourage retail and service businesses that require less than 5,000 square feet to locate downtown. 21. Encourage manufacturing and warehousing to locate in business parks. 22. Encourage larger scale retail to locate along major transportation corridors. 23. Locate complimentary land uses together to maximize overall economic function.



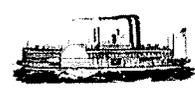
Community Character

Goal 20 Residential Neighborhoods

Preserve the character and aesthetic qualities of existing neighborhoods and create new neighborhoods based on the best qualities of existing ones.

Objectives	Policies
<ol style="list-style-type: none"> 1. Decrease the number of blighted properties in established neighborhoods. 2. Maintain the quiet nature of neighborhoods. 3. Enhance the quality of existing neighborhoods. 4. Increase the level of street lighting to enhance pedestrian safety. 	<ol style="list-style-type: none"> 1. Replicate and adapt the most desirable aspects of the City's traditional neighborhoods when designing new neighborhoods. 2. Prevent the incursion of incompatible non-residential land uses into residential neighborhoods. 3. Protect the most desirable aspects of established neighborhoods from negative impacts of traffic and incompatible land uses. 4. Work to establish and reinforce the identity of neighborhoods and districts by supporting neighborhood organizations and events; creating neighborhood parks; supporting gateway signs, banners, and streetscapes. 5. Develop new neighborhoods in a manner that fosters a sense of community and interaction among neighbors, provides a sense of identity, and creates a sense of security. 6. Identify neighborhood character and take steps to ensure that further development is consistent with it. 7. Promote continuous reinvestment in neighborhoods to ensure they remain attractive places to live. 8. Encourage major institutions to work closely with affected neighborhoods in resolving parking and traffic issues. 9. Continue to work with major institutions (e.g., hospitals, schools) to develop expansion plans that are compatible with both the goals of surrounding neighborhoods and the City's economic development goals. 10. Local residential streets should be relatively narrow so as to reduce the speed of traffic and increase safety and enjoyment of local residents. 11. Require buffers between incompatible land uses to minimize potential negative effects.

Implementation Action Items	Schedule				Responsible Entity
	2005 to 2009	2010 to 2014	2015 to 2019	2020 to 2024	
	<ol style="list-style-type: none"> 1. Prepare individual neighborhood plans as time and resources allow. 2. Seek additional funding for the City's home-improvement grant program. 3. Plan for and budget resources as appropriate for neighborhood organizations (money, technical assistance, materials). 4. Identify the desirable aspects of existing neighborhoods. 5. Review the City's land development code to ensure that incompatible uses are not established in residential neighborhoods. 6. Revise road standards to allow narrower streets in residential neighborhoods. 	x	x		



**Goal 21
Community Design**

Create a visually appealing community.

Objectives	Policies
<ol style="list-style-type: none"> 1. Minimize outdoor lighting and avoid excessively tall light standards while providing public safety. 2. Improve the appearance and design of commercial and multi-family projects. 3. Minimize the amount of land dedicated to parking lots. 4. Reduce the visual dominance of signs within the City. 5. Improve the appearance of the entry corridors leading into the City. 6. Increase the number of, and variety of, trees planted within the City. 	<ol style="list-style-type: none"> 1. Limit large, box-like commercial buildings and large, monotonous walls by adopting design guidelines. 2. Continue to avoid excessive signage. 3. Develop standards for coordination of multiple signs on a development site to ensure compatibility of size, colors, graphics, and materials. 4. Locate parking lots behind, or to the side of, commercial buildings wherever possible to reduce the visual impact of surface parking. 5. Incorporate amenities such as bike racks, public art, benches, and fountains into larger commercial projects, whenever possible. 6. Locate loading areas out of the public view and the view of adjacent properties. Use appropriate screening, when needed. 7. Require screening (e.g., fences, hedges, landscape planting) between commercial and industrial properties and non-commercial and non-industrial parcels. 8. Require adequate covered parking for occupants of multi-family projects, whenever possible. 9. Establish design review guidelines for commercial and multi-family projects. 10. Allow land uses with different demands for peak parking (e.g., church and offices) to share parking areas. 11. Continue to enforce the City's building code. 12. Encourage the adaptive reuse of older structures especially in the downtown. 13. Promote visually appealing development projects. 14. Use signs, monuments, and interpretive displays to acknowledge features unique to the region. 15. Preserve and enhance important views and landmarks in order to maintain visual character and reinforce civic identity. 16. Maximize visual and physical linkages between adjoining land uses that are similar or compatible. 17. Require underground utilities in new development.

Implementation Action Items	Schedule				Responsible Entity
	2005 to 2009	2010 to 2014	2015 to 2019	2020 to 2024	
1. Revise the City's current zoning code and other regulations to ensure that policies listed in this section are promoted.	x				City Planner
2. Adopt design guidelines for reviewing commercial and multi-family projects.	x				City Planner, Community Development Committee
3. Undertake a streetscape improvement program	x				City Planner, Street Dept.
4. Adopt a landscaping ordinance.	x				City Council
5. Adopt and enforce a building maintenance code to ensure that existing buildings and properties meet minimum standards to promote public health, safety, and welfare.	x				City Council

