

Holton Street Area December, 1998

1.0 Purpose & Area Description

Current conditions in the Holton Street Area were reviewed because of an interest in revitalizing the street. The review included an inventory of land use, demographic, and business characteristics of the area surrounding Holton Street.

The Holton Street Area was bounded by Keefe Avenue on the north, Bremen Street on the east, Reservoir Street on the south, and Palmer Street on the west.

2.0 Existing Conditions

Land Use

- Area was developed around the early 1900's
- There was a mixture of single-family and duplex housing. Commercial uses, which include residential uses, were clustered around Holton Street's intersections at the area's major east-west streets
- Area included a number of vacant parcels, most of which are privately owned. Only a few of the parcels were large enough for major development; most were small lots scattered through the area

Population Demographics

- In 1990, population was about 14,000, with a significant number of African American and Hispanic persons
- Income levels were below the City average
- Crime rates were above the City average; the percentage of crimes committed against persons were higher than the City average
- In 1990, there were 5,300 housing units; a net loss of 200 units had occurred since 1990
- Increases in the average assessed value of single-family and duplex parcels had been just below the rate of increase in the Milwaukee area Consumer Price Index
- Owner occupancy for single family and duplex units was 57%
- Between 1994 and 1997, approximately \$1 million was spent in conjunction with City administered programs for repairs or rehabilitation of 109 single family and duplex homes
- An average of 5% of the area's single-family and duplex parcels were sold annually since 1990

Business Demographics

- In 1997, there were 184 businesses and organizations in the area. Most were small businesses catering to neighborhood residents or small manufacturers
- A number of parcels scattered throughout the area currently have delinquent property taxes. The City held about 3% of the area's land because of foreclosure for nonpayment of property taxes, most of which were in the western part of the planning area

Transportation

- Four bus routes served the area
- Bus service was the primary mode of transportation for 44% of the area's households
- 10,000 motor vehicles traveled on Holton Street on a given day. Another 22,000 crossed at the Locust Street intersection and 16,000 crossed at the North Street intersection