

ReNew the Block | Board of Public Works

Habitat for Humanity La Crosse has been a steadfast advocate for affordable housing since the early 1990s. Currently, we are constructing nine homes and leading significant initiatives to foster more resilient neighborhoods and positively impact a greater number of families. Our latest endeavor, ReNew the Block, represents a major step forward in neighborhood revitalization, with a focus on urban agriculture, stormwater mitigation, critical home repairs, and active community engagement all on the 1300 and 1400 block of Avon Street in La Crosse. This project is our most collaborative effort to date, involving a range of dedicated partners, including:

- Coulee Region Ecoscapes
- School District of La Crosse
- GROW La Crosse
- Logan Middle School
- Residents of 1300 & 1400 Block of Avon Street
- Logan Northside Neighborhood Association
- Boys & Girls Club of Greater La Crosse
- City of La Crosse
 - Departments - Engineering, Parks & Recreation, Planning & Development, Streets, Utilities, and the Mayor's Office
 - Other – La Crosse Urban Stormwater Group, La Crosse Arts Board, La Crosse Climate Action Plan Committee, La Crosse City Council

Over the past six years, Habitat for Humanity has meticulously planned, organized, and finalized the ReNew the Block project. We are pleased to announce that this initiative is now underway, with ongoing work on both homeowner and school properties. We are currently seeking final approval to commence work on the City-owned right-of-way. Our requests to the Board of Public Works are clear and straightforward: approve the final right-of-way site plans, waive permitting fees, and permit us to proceed with the project in phases as we secure Revocable Occupancy Permits (ROPs) for each individual homeowner within the project area.

Attached and [within this folder](#), you will find all the necessary documentation, including final site plans covering the boulevard and bio-retention details, statement letters, a signed Boulevard Tree Planting Permit, signed ROPs for the east side of the project site, a draft Memorandum of Understanding (MOU), Habitat's Certificate of Insurance, as well as the addresses, tax parcels, and legal descriptions of all properties within the project area. Additional details are provided below.

Boulevards & Sidewalks

As part of this project, 2,465 square feet of concrete sidewalk will be replaced with permeable pavers, and 18,342 square feet (about four times the area of a basketball court) of turf grass boulevards will be transformed into bio-filtration rain gardens.

Habitat for Humanity La Crosse will provide an umbrella Revocable Occupancy Permit (ROP) for the right-of-way adjacent to private properties. Individual ROPs will be collected by Habitat and submitted to the Board of Public Works (BPW) in phases. Phase 1 encompasses the east side of the 1300 and 1400 blocks of Avon Street, Phase 2 covers the west side of the 1300 block of Avon Street, and Phase 3 addresses the west side of the 1400 block of Avon Street.

Habitat for Humanity La Crosse will provide maintenance for the entire project site for the first three years following its completion. Additionally, we will offer maintenance training and ongoing consultation to all project partners—including homeowners, the school district, and the City—for the first ten years after the project's completion. The City of La

Crosse Parks & Recreation Department has committed to maintaining the 32 shade trees to be planted in the right-of-way and to removing any invasive or dead trees currently located in the boulevard.

- [Here is the completed Boulevard Tree Planting Permit](#)
- All trees and will comply with ordinances 34-144 of the City of La Crosse Municipal Code

Habitat for Humanity La Crosse has identified several sections of damaged sidewalk within the project area that pose a danger to the public. This damage, caused by water runoff, will be mitigated as part of the project scope. However, the cracked and raised portions of the concrete need to be repaired to ensure public safety. We would look to the City of La Crosse to repair damaged sidewalk areas prior to project completion.

- [Photos of locations needing attention](#)

To complement the new green infrastructure, educational signage will be thoughtfully integrated into the natural environment. These signs will be designed to be visually appealing, durable, and serve as long-term educational resources for the community. Existing elements within the project site, such as streetlights and electrical boxes, will be artistically enhanced with educational content or painted to harmonize with the surroundings.

Habitat for Humanity La Crosse will collaborate with the City of La Crosse to design and install educational signage throughout the project area. The exact locations and sizes of the signs will be determined in partnership with the city following the project's installation. Habitat for Humanity La Crosse acknowledges that all signs must be placed at least 4 inches away from the sidewalk, be less than 30 inches in height, and be located at least 15 feet from street corners. Additionally, we recognize that any modifications to existing elements must comply with the standards set by the City of La Crosse and the Department of Transportation (DOT).

- All signage will be provided by Fossil Industries and include a [10-year warranty on all panels](#) and a [1-year warranty on all hardware](#).

Logan Middle School Parking Lot & Adjacent Boulevard Design

In collaboration with the School District of La Crosse and Logan Middle School, the parking lot will be redesigned to with a xxx square foot bio-cell, which will capture and absorb 85% of all runoff, keeping it out of the city storm system. The design will also remove unnecessary curbing, visually enhance the look of the lot, increase the efficiency of traffic flow, and add an additional two parking stalls.

- The School District of La Crosse will sub-contract for all pre and post bio-cell installation concrete and asphalt work including concrete and asphalt removal, drainpipe riser installation, new concrete and asphalt installation, asphalt resurfacing and striping, and new curb stop installations.
- Habitat La Crosse was advised by City of La Crosse Engineering Department, the parking lot work does not need an erosion and sediment control permit with approved erosion control plans. The project does not meet the standards laid out in Sec 105-24 (a)(1).
- Habitat La Crosse was advised by the City of La Crosse Engineering Department, the parking lot work does not need a post-construction runoff permit with a stormwater management plan. The project does not meet the standards laid out in Sec 105-55 (a)(1).

Other

Habitat for Humanity acknowledges and fully supports the upcoming Avon Street Greenway traffic calming project, scheduled for installation in 2026-2027. We respectfully request that the City of La Crosse restore any elements of the

ReNew the Block project that may be affected by the implementation of this traffic calming initiative to their original condition.