

## **CHAPTER EIGHT: HOUSING**

## VIII. HOUSING

### A. HOUSING CHARACTERISTICS

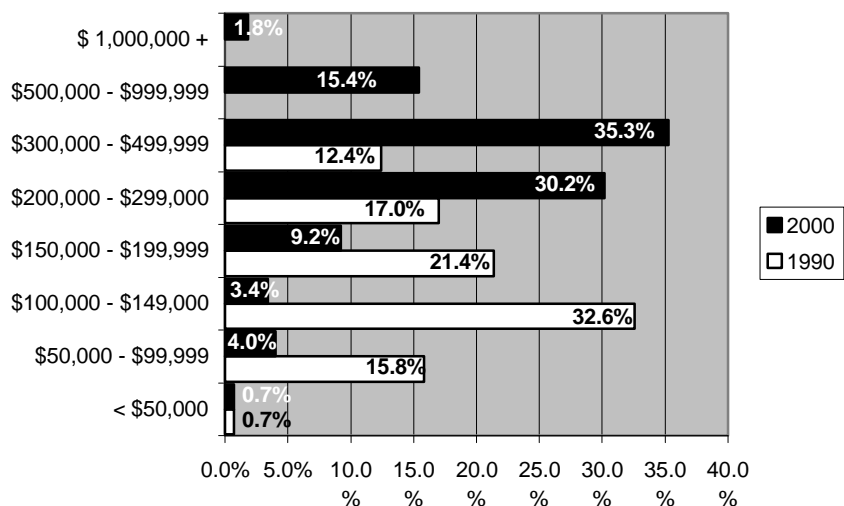
Shorewood Hills is a community of stately older homes that have been impeccably maintained over the years. As stated earlier, the Village is predominantly a community of single-family homes. Multi-family housing makes up approximately 3% of all housing units in the Village.

As of the 2000 Census 696 housing units exist in the Village of Shorewood Hills. Over 80% of this housing was constructed prior to 1960, and over half of this total was built prior to 1939. The Village’s most rapid period of residential development occurred in the late 1930s when over 130 residences were added to the Village. According to the 2000 Census, the median price of a home in the Village stands at \$300,300. This marks nearly a 100% increase since 1990 when the median value was \$151,500 (1990 Census). The median monthly owner costs for a mortgaged home is \$1,731. An August 2002 Web search yielded \_\_\_\_\_ homes for sale in the Village, with an average asking price of \$\_\_\_\_\_. The median number of rooms in a Village house is 7.6. (2000 Census).

Public comments early in the Plan development process suggested a need for more affordable and senior housing in the Village. At present only 8% of homes in the Village are valued under \$150,000 (2000 Census). The majority of these are concentrated in the Garden Homes neighborhood. A handful of others can be found along Tally Ho Lane. The maps on the following two pages show the distribution of property values in the Village in terms of both gross value, and as a ratio of improvements to land value, respectively. The latter map in particular shows areas whose relatively low value of improvements may make them susceptible to redevelopment pressures or “tear downs”. These include many properties directly along Lake Mendota.

As already mentioned, pockets of affordable housing can be found mostly on the Village’s southside and at several locations east of Columbia Road. Several of these properties are vacant lots.

**Comparison of Housing Values 1990 -2000**  
**Village of Shorewood Hills (source: U.S Census)**

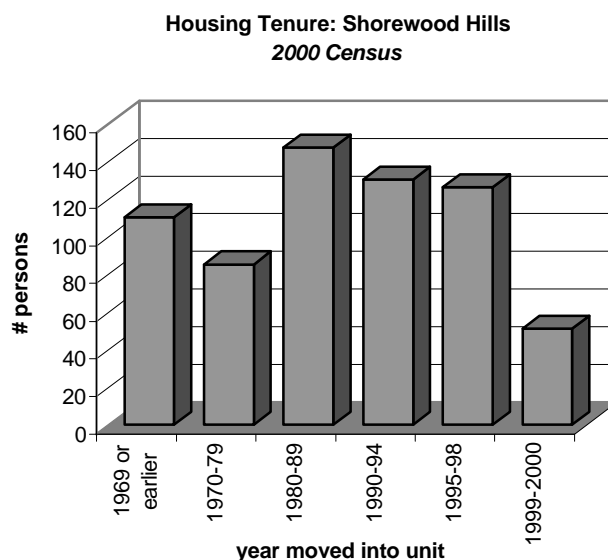


	<b>Shorewood Hills</b>	<b>Maple Bluff</b>	<b>Middleton</b>	<b>Madison</b>	<b>Dane County</b>
Median Value	<b>\$311,300</b>	\$278,600	\$176,400	\$139,300	\$146,900
Median Rent	<b>\$917</b>	\$785	\$641	\$644	\$641
% Multi-family	<b>3.4%</b>	0.8%	49.2%	50.7%	40%
% Built before 1940	<b>40.8%</b>	36.1%	4.9%	16.9%	15.1%

Select Housing Statistics: Shorewood Hills and surrounding communities (2000 Census)

**1. GARDEN HOMES**

Annexed to the Village in 1957, the Garden Homes subdivision was originally platted in 1926. Most of the homes currently in the subdivision were constructed prior to 1950 and are now rental units. Subject to frequent flooding, and generally having a low ratio of land improvements to land value, the future of the Garden Homes neighborhood has been the topic of much speculation in recent years. Along with the Doctor’s Park development near the intersection of University Bay Drive and University Avenue, the area has been identified as one of the “smart growth” redevelopment areas in this Plan.



**B. GOALS, OBJECTIVES & POLICIES**

**1. GOAL: Expand housing choice and opportunity for all Village residents**

**Objectives:**

1. Create more mixed use/mixed income housing.
2. Expand housing density and affordability in larger-scale redevelopment plans.
3. Increase the supply of senior housing and housing for young families.
4. Preserve affordable single-family units.

***Policies***

1. Encourage new multi-family or mixed-use developments to set aside 20% of all new housing units for families earning less than 80% of the area median income. (Should be a requirement in all TIF -supported redevelopment projects involving multi-family housing.)
2. Offer density bonuses to encourage the voluntary development of affordable housing.

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**C. RECOMMENDATIONS**

- Review zoning ordinance and map to expand zoning classifications allowing for more mixed-use and higher density housing.
- Develop density bonus program to encourage the development of affordable multi-family housing.
- Incorporate floor area ratio requirements in zoning ordinance to preserve neighborhood scale and help relieve upward pressure on tax assessments.
- Reduce maximum residential density standard of R-4 zoning district to 1,200 square feet (from 2,500 s.f.).

***(INSERT IMPROVEMENTS TO LAND VALUE MAP HERE)***