

CHAPTER SEVEN: HOUSING

VII. HOUSING

A. HOUSING CHARACTERISTICS

As stated earlier, the Village is predominantly a community of single-family homes. Multi-family housing makes up approximately three percent of all housing units in the Village.

664 housing units existed in the Village of Shorewood Hills as of the 2000 Census (100 percent data file), which is the same number as were in the Village in the 1990 Census. Over 80 percent of this housing was constructed prior to 1960, with over 40 percent built prior to 1939. Table 7-1 shows age of housing units. “New” housing built in the 1995-1998 period can be attributed to tear-downs. The Village’s most rapid period of residential development occurred in the late 1930s when over 130 residences were added to the Village. Map 7-1 shows housing age by parcel. Newer housing is generally found on the edges of the Village, with older homes in the two original plats that were combined to form the Village.

The 2000 Census shows that the Village had a mixture of long-term residents and new residents. Table 7-2 shows that while about 46 percent of residents had moved into their home since 1995, over 20 percent of the residents lived in their current home before 1980. Census statistics reinforce the Village’s status as an established, stable community.

According to the Census, the median price of a home in the Village stood at \$300,300 in 2000. This marked a nearly 100 percent increase since the 1990 Census, when the median value was \$151,500. Table 7-3 compares Village housing statistics with other municipalities. A March 2009 Internet search yielded six homes for sale in the Village, with an average asking price of \$967,633. The homes on the market ranged from a \$209,000 home on Maple Terrace to a \$2.3 million home on Lake Mendota Drive.

The median assessed value of Village homes in 2008 was \$487,258, according to Village Assessment data, representing a 221 percent increase over 1990 levels and a 66 percent increase over 2000 levels. The median assessed value of lakefront lots is \$1,372,289, a number that is actually lowered by the fact that it includes three \$1-million plus lots that have no improvement value. However, the Village’s median home value is only lowered by about \$22,000 if all lakefront lots are removed from the calculation.

Table 7-1: Housing Age

Year Built	Percent
1999 to March 2000	0.0%
1995 to 1998	2.2%
1990 to 1994	0.0%
1980 to 1989	7.6%
1970 to 1979	2.7%
1960 to 1969	7.2%
1940 to 1959	39.5%
1939 or earlier	40.8%

Source: Census 2000

Table 7-2: Year Householder Moved into Unit

Years	Percent
1999 to 3/2000	18.4%
1995 to 1998	27.8%
1990 to 1994	16.7%
1980 to 1989	15.5%
1970 to 1979	10.7%
1969 or earlier	11.0%

Source: Census 2000

Table 7-3: Comparison of Census 2000 Housing Statistics

	Shorewood Hills	Maple Bluff	Middleton	Madison	Dane County	WI
Median Value	\$311,300	\$278,600	\$176,400	\$139,300	\$146,900	\$112,200
Median Rent	\$917	\$785	\$641	\$644	\$641	\$540
% Multi-family	3.4%	0.8%	49.2%	50.7%	40.0%	30.6%
% Renter Occupied	6.6%	5.0%	48.2%	52.3%	42.4%	31.6%
% Built before 1940	40.8%	36.1%	4.9%	16.9%	15.1%	23.4%

Source: Census 2000.

Public comments early in the Plan development process suggested a need for more affordable and senior housing in the Village. In 2008 less than 10 percent of homes in the Village were assessed under Dane County’s median home price of \$229,900. Many of these are concentrated in the Garden Homes neighborhood. A handful of others can be found along Tally Ho Lane. Map 7-2 shows assessed value of single family homes in the Village (land and improvements). As would be expected, lakefront lots have the highest assessments, followed by the generally large lots in the western half of the Shorewood plat.

Map 7-3 shows the ratio of improvement value to land value; properties with relatively low value of improvements when compared to land value may be susceptible to redevelopment pressures or “tear downs”. As land becomes more and more valuable in comparison to improvements the “wasted” cost of tearing down a livable structure becomes lower and lower. The parcels with the lowest improvement value to land value ratio are along the Lake Mendota shoreline.

With the exception of Shackleton Square, the Village is made up solely of single-family homes. This general lack of housing diversity limits the ability of people who would like to stay in the Village, but no longer wish to live in a single-family home. As shown in the Issues and Opportunities chapter, the Village has the highest median age of all of the comparison communities. As residents age, they may wish to move to a condominium development or into some type of senior housing facility; Village choices are limited for condominiums and non-existent for senior housing. There are also no apartment living opportunities for young professionals who may not be able to afford a home.

The Village does have a wide range of housing sizes within the single-family category. The median home size in the Village is 2,223 square feet. The smallest home is 580 square feet (in the Garden Homes area), and the largest (by 1,288 square feet) is 7,226 square feet (on Lake Mendota). Table 7-4 shows the distribution of homes by square footage in the Village; Map 7-4 shows the location of homes by square footage in the Village. While a median home size of 2,223 square feet once would have been considered high, the U.S. Census Bureau states that the average size of new homes constructed in the U.S. in 2007 was 2,277 square feet. This means that, unlike some communities with predominantly older housing stock (which usually means smaller homes), the size of the homes in the Village makes them a desirable investment in the modern housing market.

Table 7-4: 2008 Housing Size and Value

Home Square Footage	Percent of Homes ¹	Median Assessed Value ²
< 1,000 s.f.	3.8%	\$140,000
1,000 – 2,000 s.f.	34.3%	\$350,000
2,001 – 3,000 s.f.	40.5%	\$539,000
> 3,000 s.f.	21.3%	\$900,000

1: Does not add up to 100% due to rounding.

2: Rounded to nearest \$1,000.

Sources: Village of Shorewood Hills Assessor; Vierbicher.

B. RESIDENTIAL DESIGN

1. SCALE/SIZE

The median home in the Village is 2,223 square feet, and most homes are less than 30 feet in height. Over time, these dimensional standards have established a consistent architectural scale that helps unify neighborhoods that otherwise contain a wide diversity of architectural styles. To avoid the intrusiveness often associated with new construction in historic neighborhoods, the Village encourages new construction projects to observe the existing architectural scale suggested by the surrounding neighborhood. The Village has created a Residential Floor Area and Height Limitation section in its zoning ordinance to prevent additions to homes or reconstruction of homes that are out of scale with their surroundings. The ordinance limits the square footage of homes based upon lot size. Instead of a straight ratio for all lots, the limit is a sliding scale where smaller lots are allowed more home square footage as a percentage of their lot size, and larger lots are allowed less home square footage as a percentage of their lot size. The ordinance allows for a special exception to the limit; the special exception process is virtually the same as the conditional use process.

2. EXTERIOR MATERIALS

Materials should be chosen for their energy efficiency and for their ability to complement both surrounding properties and the natural landscape. Historic restoration activities that strive to repair and replicate original architectural features in terms of finish, textures, and dimensions are also preferred. However, the Village does not have a design review process for single-family residential construction.

3. STRUCTURAL ARTICULATION

The Village of Shorewood Hills exhibits a wide range of architectural forms and styles that reflect a history and spirit of architectural experimentation. The introduction of new and innovative designs is encouraged especially if new structures observe the basic design rules-of-thumb noted above.



C. GOALS, OBJECTIVES & POLICIES

1. **GOAL:** *Provide a variety of housing for all Village residents.*

OBJECTIVES:

- a. Create more mixed use/mixed income multifamily housing.
- b. Expand housing density and affordability in larger-scale redevelopment plans.
- c. Consider the need for senior housing and housing for young families when reviewing redevelopment proposals.
- d. Preserve affordable single-family units.

- e. Protect, enhance, and strengthen, the charm and character of existing Village neighborhoods.

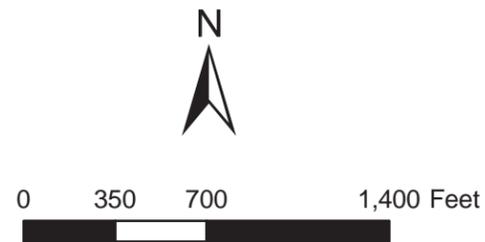
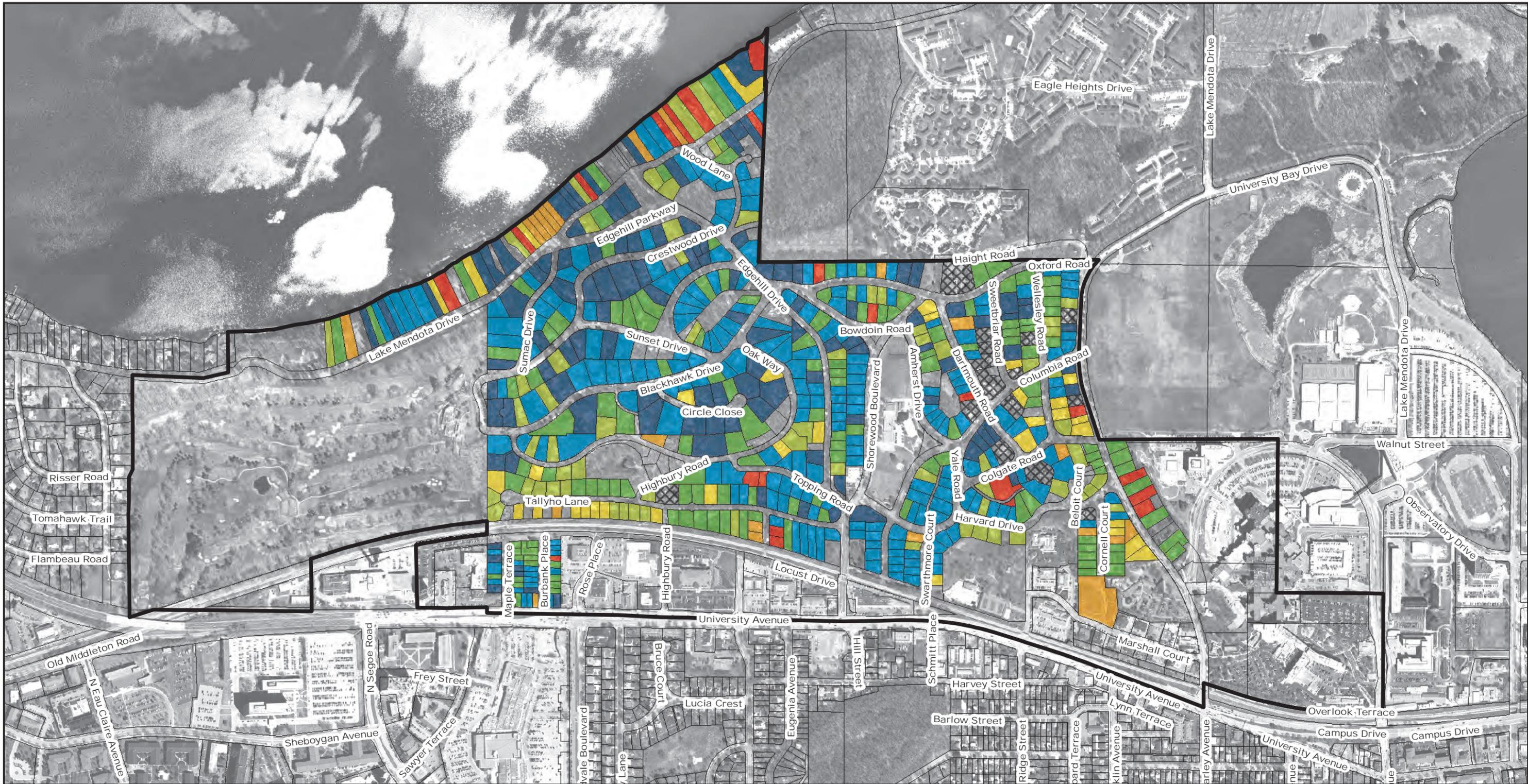
POLICIES:

- a. Work with developers to integrate multifamily housing into redevelopment projects along University Avenue, where appropriate.
- b. Emphasize the housing component of the mixed-use redevelopment recommended in the Pyare and Doctor's Park Neighborhood Plans with developers who are considering redevelopment projects in those areas.
- c. Maintain Floor Area Limit, bulk, and height regulations in the zoning code.

D. RECOMMENDATIONS

- Create a district in the zoning code that allows for mixed-use development (including housing).
- Revise the residential density standard of the R-4 zoning district to reflect a minimum lot area per dwelling unit instead of a "maximum density".
- Consider formulating a new single-family residential zoning district that takes into account the small lot sizes and setbacks in the Garden Homes area.
- Review the landscaping and lot coverage requirements of the zoning ordinance to avoid the overbuilding of residential lots.
- Consider implementing a review procedure for proposed tear-downs of existing homes.

(This page intentionally left blank)



Data Sources:
 Dane County Land Information Office
 Village of Shorewood Hills Assessor

Legend

-  Before 1918
-  1918 - 1933
-  1934 - 1943
-  1944 - 1952
-  1953 - 1961
-  1962 - 1976
-  1977 - 1993
-  1994 - 2006
-  Village of Shorewood Hills Boundary

Map 7-1
Housing - Year Built

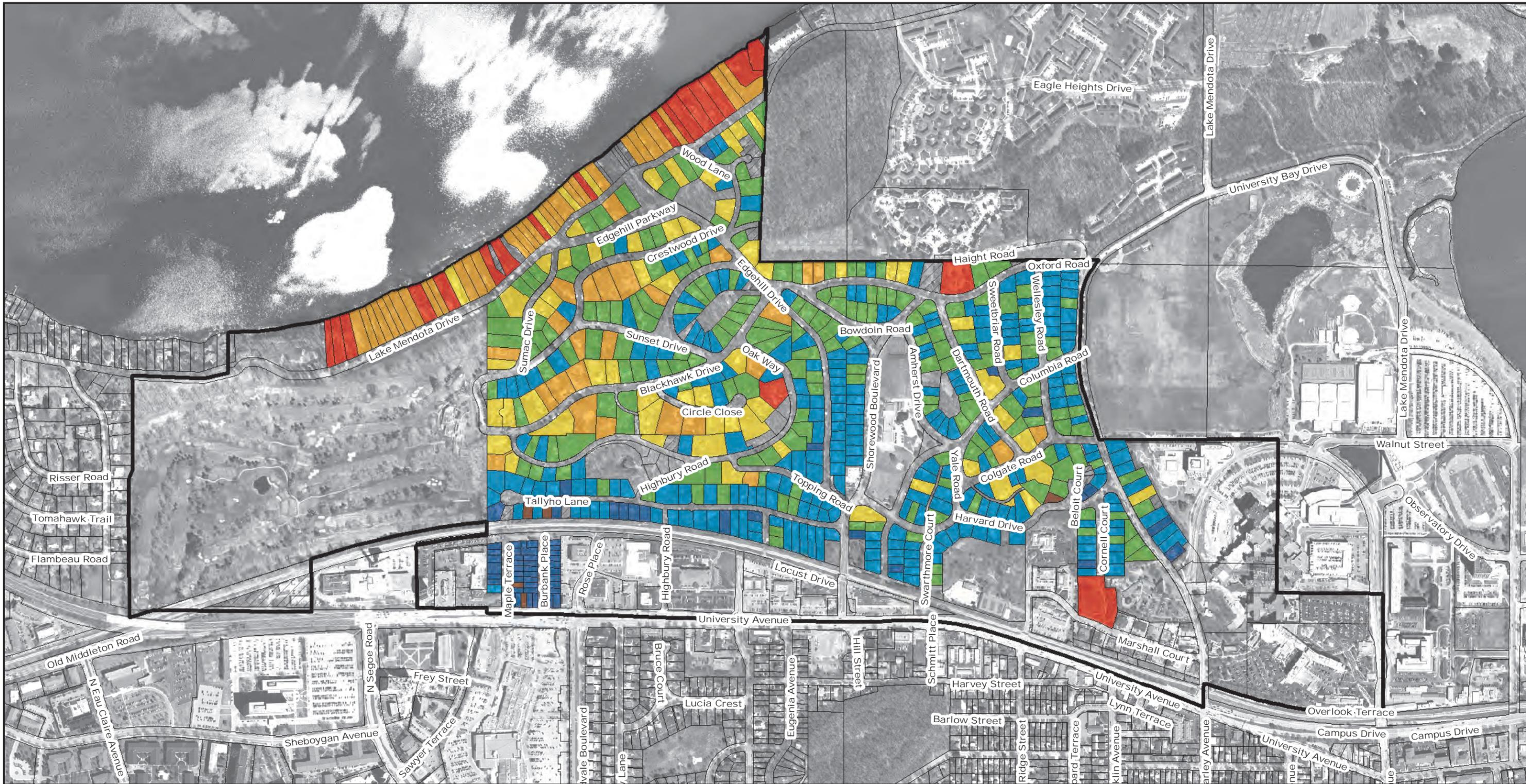
Village of Shorewood Hills
 Comprehensive Plan

June 18, 2009

vierbicher
 planners | engineers | advisors



D:\td_4_gis\ShorewoodHills_Planning_12076418\arc\Map-MXD\Zoning\Map7_2_AssessedValueRes.mxd



0 350 700 1,400 Feet

Data Sources:
Dane County Land Information Office
Village of Shorewood Hills Assessor

Legend

-  No Assessed Value
-  \$76,000 to \$100,000
-  \$100,001 - \$250,000
-  \$250,001 - \$500,000
-  \$500,001 - \$750,000
-  \$750,001 - \$1,000,000
-  \$1,000,001 - \$1,500,000
-  Greater Than \$1,500,000

 Village of Shorewood Hills Boundary

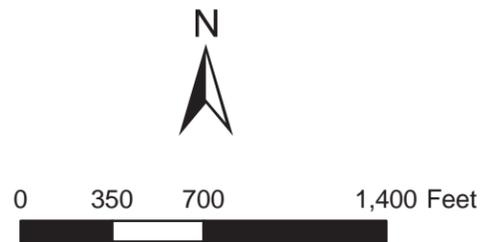
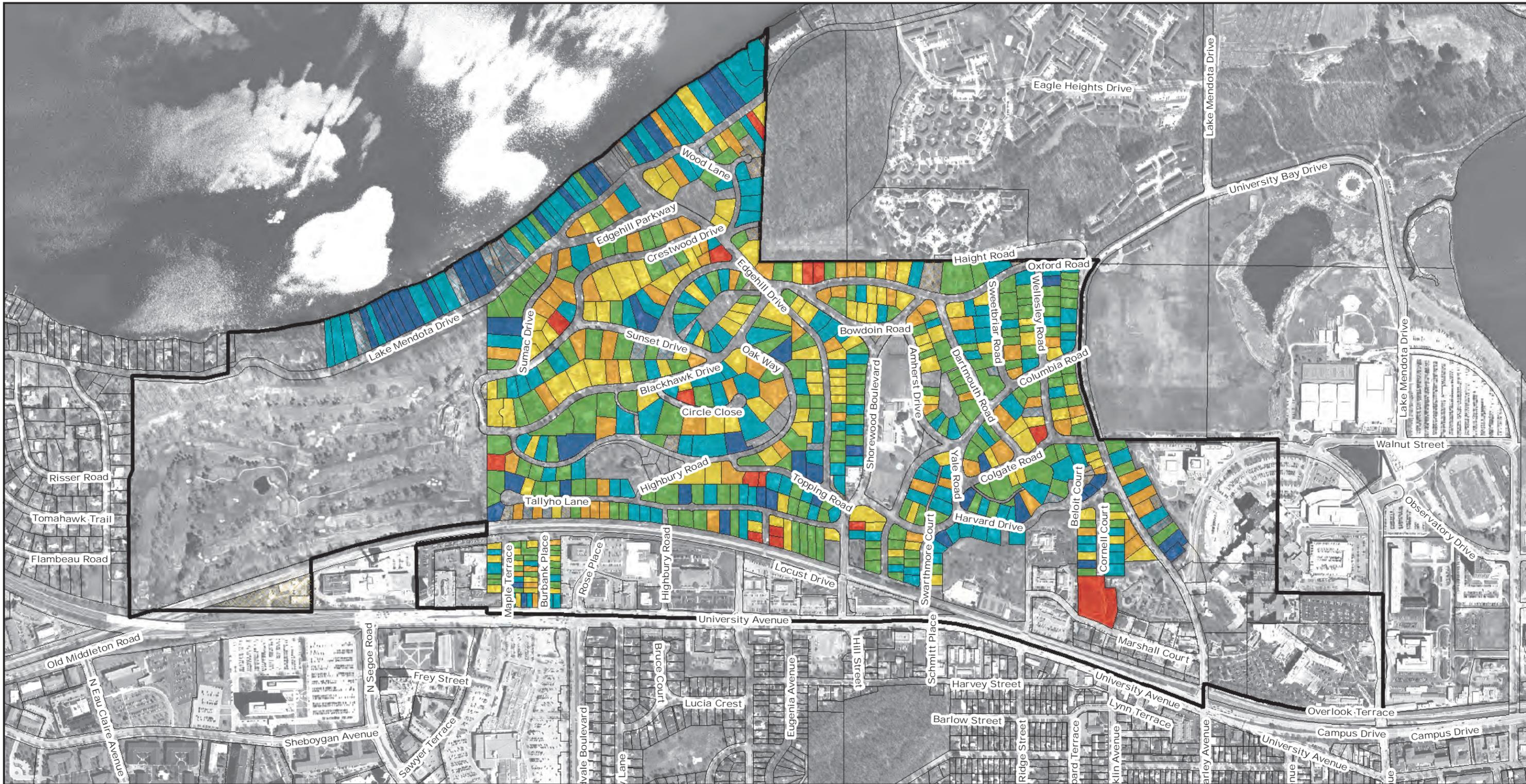
Map 7-2
Assessed Value
of Residential Parcels
Village of Shorewood Hills
Comprehensive Plan

June 2, 2009

vierbicher
planners | engineers | advisors



D:\td_4_gis\ShorewoodHills_Planning_12076418\arc\Map-MXD\Zoning\Map7_3_imp2LandRes.mxd



Data Sources:
 Dane County Land Information Office
 Village of Shorewood Hills Assessor

Legend

-  No Assessment Data
-  No Assessed Improvements
-  0.01 - 0.50
-  0.51 - 1.00
-  1.01 - 1.50
-  1.51 - 2.00
-  2.01 - 3.00
-  Greater than 3.00

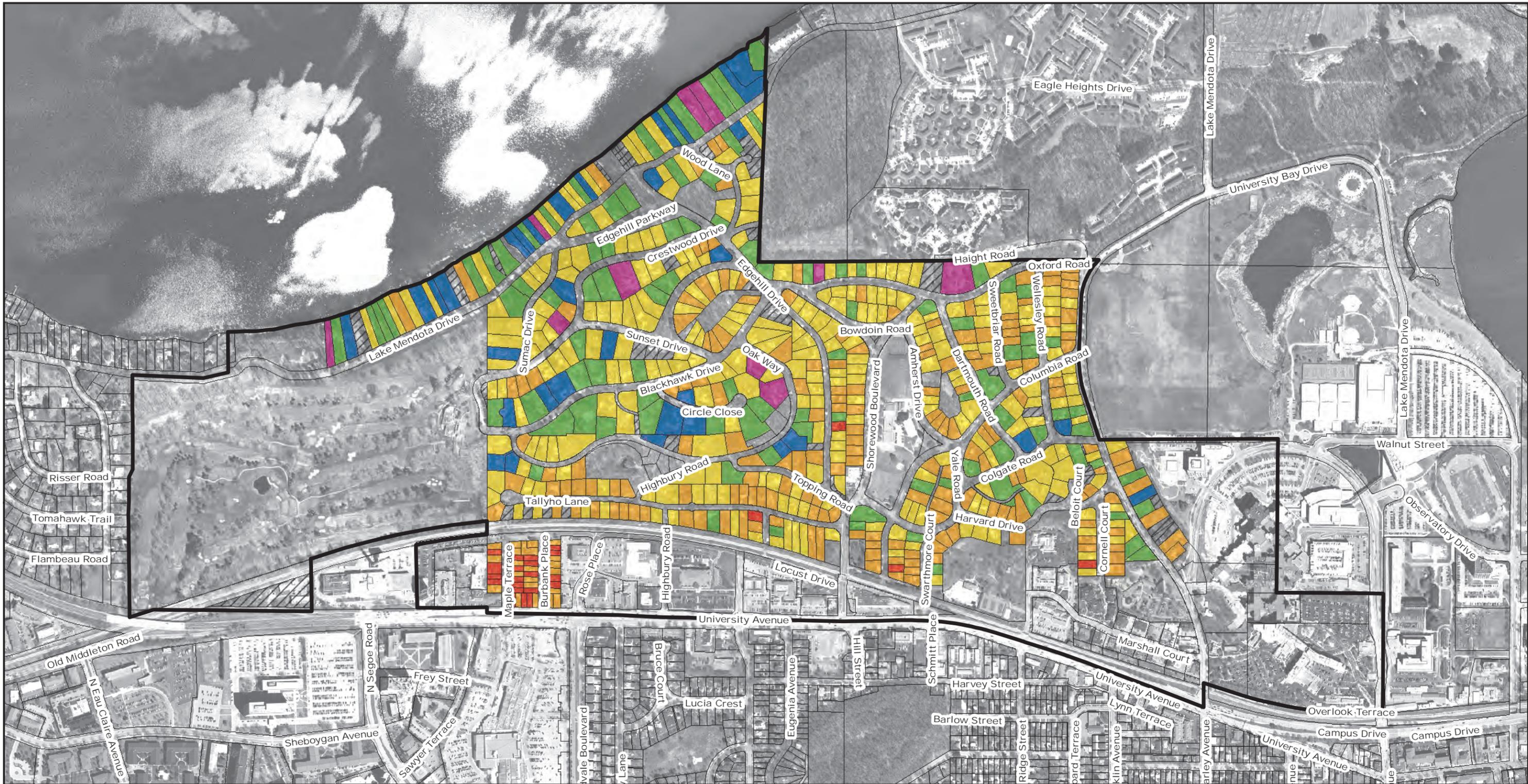
 Village of Shorewood Hills Boundary

Map 7-3
Residential Improvement Value
to Land Value Ratio
 Village of Shorewood Hills
 Comprehensive Plan

June 2, 2009

vierbicher
 planners | engineers | advisors





0 350 700 1,400 Feet



Data Sources:
Dane County Land Information Office
Village of Shorewood Hills Assessor

Legend

-  No Building
-  580 - 1,000 square feet
-  1,001 - 2,000 square feet
-  2,001 - 3,000 square feet
-  3,001 - 4,000 square feet
-  4,001 - 5,000 square feet
-  Greater than 5,000 square feet

 Village of Shorewood Hills Boundary

Map 7-4

**Single Family Home
Square Footage**

Village of Shorewood Hills
Comprehensive Plan

June 2, 2009

vierbicher
planners | engineers | advisors

