

Garden Homes Neighborhood Plan

Proposed Amendments to Comprehensive Plan

January 7, 2020

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3. Pyare/Walnut Grove/McDonald's Area (second paragraph)

~~While the Pyare plan included the Garden Homes area, recommendations for neighborhood have been supplanted by the the Garden Homes Neighborhood Plan adopted in early 2019 as an appendix to the Comprehensive Plan. The Neighborhood Plan was the result of a year-long effort following the destruction of several homes as a result of a severe flash flooding event in August 2018. While the Plan recommends the existing single family zoning be retained, it also includes a number of goals and objectives to guide and evaluate alternative redevelopment proposals that may include other forms of housing,ing that the homes remain as part of the Village's limited stock of smaller, affordable homes. The Garden Homes neighborhood was the last residential area annexed to the Village in the mid-1950s. It consists of 41 lots in a two square block area. Most of the houses are simple frame dwellings constructed prior to 1950. Most lots within the neighborhood are 40 by 100 feet, which is smaller than the minimum lot size currently allowed by the Village's R-2 zoning district.~~

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5. Other Areas Along University Avenue

Other areas along University Avenue are not expected to redevelop as quickly as the areas outlined above. However, should proposals be brought forth, other areas along University Avenue should follow the general principles outlined in the Pyare~~and~~, Doctor's Park, and Garden Homes Neighborhood Plans, such as: accommodating pedestrian and bicycle traffic, mitigating increases in automobile traffic due to redevelopment, maintaining a high level of design that uses four-sided architecture, and making use of structured/underground parking, among many other things.

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D. Recommendations (second bullet)

- Apply the respective Neighborhood Plan goals, objectives, and design standards to redevelopment and infrastructure projects in the Doctor's Park~~and~~, Pyare, and Garden Homes areas.

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4. Stormwater (first paragraph)

Portions of the Village have been subject to periodic flooding for many years. The problem has been especially acute in the University Avenue corridor from Midvale Boulevard to Willow Creek on the UW Campus. Low-lying areas in this corridor are natural collection points for stormwater runoff, occasionally rendering the University Avenue corridor impassible after major storms. The most recent flooding events took place during the summer of 20~~0~~18. Garden Homes had~~s~~ largely been spared damage since 2002; when the current Borders/Coppscommercial site to the east was redeveloped and a concrete "floodwall" was installed along University Avenue and backflow prevention devices were added to the storm sewer system. However, an intensive rain storm in August 2018 created a flash flood that overtopped the wall and resulted in significant damage to most of the homes in the neighborhood. Additional heavy rains continued over the following weeks

ultimately leading to the demolition of a majority of the homes and the subsequent adoption of the Garden Homes Neighborhood Plan in early 2020 to guide redevelopment within the area. The Village also initiated a joint study with the City of Madison to seek a long-term solution to flooding in the area, but final results and decisions were not available as of early 2020.

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3. Transit & Railroads (fourth paragraph)

Given the favorable climate for inter/intra-city passenger-rail, both locally and nation-wide, arrival of rail service sometime during the life of this Plan is a strong possibility, in spite of the project's current limbo status. Redevelopment along University Avenue and the rail corridor should be designed to take advantage of future rail by addressing pedestrian access and movement that a passenger rail system and/or dedicated bike path will likely create. These considerations should point to alternative treatments for parking, pedestrian circulation, density, mixture of uses and the design, orientation and grouping of buildings. Neighborhood Plans have been created for the Doctor's Park ~~and~~, Pyare ~~and~~ Garden Homes areas that address such matters in more detail. The Neighborhood Plans should be referred to when the Village is considering redevelopment proposals or municipal infrastructure upgrades within the Marshall Court and Pyare areas, respectively.

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D. Recommendations (third bullet)

- ~~● Consider formulating a new single-family residential zoning district that takes into account the small lot sizes and setbacks in the Garden Homes area.~~

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Table 10-1: Recommendations Summary Table (Land Use second recommendation)

Apply the respective Neighborhood Plan goals, objectives, and design standards to redevelopment and infrastructure projects in the Doctor's Park, ~~and~~ Pyare ~~and~~ Garden Homes areas.

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Table 10-1: Recommendations Summary Table (Housing third recommendation)

~~Consider formulating a new single-family residential zoning district that takes into account the small lot sizes and setbacks in the Garden Homes area.~~

Map 3-2

Designate North Subarea as "Multifamily Residential"

Designate South Subarea as "Mixed Use (Office / Retail / Residential)"