

# Garden Homes Neighborhood Plan

## Proposed Amendments to Comprehensive Plan

### December 11, 2020

Proposed revisions **highlighted in yellow** correspond with the proposed revisions included in the December 11, 2020, draft of the Garden Homes Neighborhood Plan.

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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 2021 as an appendix to the Comprehensive Plan. The Neighborhood Plan was the result of a nearly two-year 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.

##### **6. Garden Homes Neighborhood**

Originally developed in the late 1920s and annexed into the Village of Shorewood Hills in 1957, the Garden Homes Neighborhood has provided a quiet and friendly high quality of life for its residents. The Neighborhood has been the Village's most affordable area, supporting a diversity of individuals, families, seniors, and young professionals, while also fostering a strong sense of community among its residents.

The Neighborhood sits at the bottom of a large drainage basin and has experienced several flood events throughout its history. Residents have always been able to recover and preserve their homes and lifestyle, but a flash flood on August 20, 2018, proved to be particularly devastating. Of the 41 parcels in Garden Homes, about a dozen were owner-occupied at the time of the 2018 flood, mostly along Maple Terrace and University Avenue. These experienced varying degrees of damage, but all have since been repaired and continue to be occupied. A single individual owned 24 homes and opted to demolish rather than repair 20 of them, mostly along Burbank Place. As result, there is now a 2.7-acre vacant area in the middle of the Neighborhood.

Given the extent of vacant land, the threat of future flooding, and growing redevelopment pressures in the area around the Neighborhood in both the Village and Madison, the Village undertook a detailed planning process in 2019-20. The purpose of the process and the resulting Neighborhood Plan (adopted as part of this Comprehensive and included in the Appendices) was not to promote an alternative form of redevelopment for the Neighborhood, but to capture and memorialize the hopes and aspirations of residents of the Neighborhood and the Village as a whole while balancing several individual and community goals with prevailing economic and environmental realities. In so doing, the Village Plan Commission, Village Board and the community will be able to respond to redevelopment proposals that are likely to come given the extent of vacant land.

The Village remains committed to supporting and protecting the remaining residents and homes does not intend to proactively change the zoning in the Neighborhood from the current R-2 designation, which limits residential development exclusively to single family, detached homes. At the same time, the area's "Garden Homes Neighborhood" designation on the Future Land Use Map allows the Plan Commission and Village Board to use the content of the Neighborhood Plan when considering proposals for alternative forms of development by making clear the community's collective goals and objectives for the Neighborhood and the many considerations a redevelopment project will need to address in protecting the remaining residents and maintaining a cohesive neighbor feel.

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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 2018. Garden Homes has largely been spared damage since 2002, when the ~~current Borders/Copps commercial~~ 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 2021 to guide redevelopment within the area. The City of Madison launched a Willow Creek Watershed Study in April 2020, which it expects to conclude in late 2021. The planned reconstruction of University Avenue between Shorewood Boulevard and University Bay Drive, a massive joint City and Village project, is scheduled for 2022. As part of that project, an additional 96-inch stormwater conduit will be installed, and that additional stormwater throughput capacity (the last of three major throughput upgrades in that corridor that have occurred over the last ten years) should address many of the flooding issues in the University Avenue corridor.~~

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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 (Future Land Use Map)**

Designate the entire Neighborhood as "Garden Homes Neighborhood"