

JOIN THE DISCUSSION



SHOREWOOD HILLS
GARDEN HOMES NEIGHBORHOOD
LISTENING & VISIONING SESSION

JANUARY 10, 2019 *from 7:00 to 9:00 PM*

LOWER LEVEL BOARD ROOM, VILLAGE HALL, 810 SHOREWOOD BLVD

AGENDA

- Introductions and Presentation
- Diagnostic Poll
- Small Group Discussion
- Report Out
- Final Thoughts and Wrap-up

VANDEWALLE & ASSOCIATES

- Multi-disciplinary team of designers and planners committed to rebuilding Great Lakes cities and economies
- Place Makers & Urban Designers
- Redevelopment Experts
- Understand the community – 35+ years working with Village, currently on-call consulting planners



VANDEWALLE &
ASSOCIATES INC.



PURPOSE OF TODAY'S MEETING

- Outline planning process
- Learn about the Study Area
- Gather thoughts and ideas on assets, issues and opportunities



VILLAGE'S GOALS AND OBJECTIVES

- Evaluate conditions in entire Garden Homes Neighborhood Study Area in light of recent flooding
- Understand priorities and concerns of Village and Study Area residents
- Undertake feasibility analysis on future development opportunities in and near Study Area that responds to physical realities and market conditions
- Amend Village plans as necessary

VILLAGE'S PLANNING PROCESS

Phase 1: Existing Conditions Analysis and Neighborhood Visioning

Task 1.1 Data Collection and Base Mapping

Task 1.2 Neighborhood Listening Session (January 10th)

Task 1.3 Commercial Property Owner Interviews

Task 1.4 Constraints Analysis

Phase 2: Alternatives and Objectives Development

Task 2.1 Alternatives Development

Task 2.2 Neighborhood Meeting on Alternatives (February 5th)

Task 2.3 Development Objectives Preparation

Task 2.4 Neighborhood Meeting on Objectives (February 25th)

Phase 3: Adoption

Task 3.1 Objectives Refinement/Final Document

Task 3.2 Community Open House and Plan Commission Hearing

Task 3.3 Village Board Adoption

Task 3.4 Potential Comprehensive Plan Text Amendment



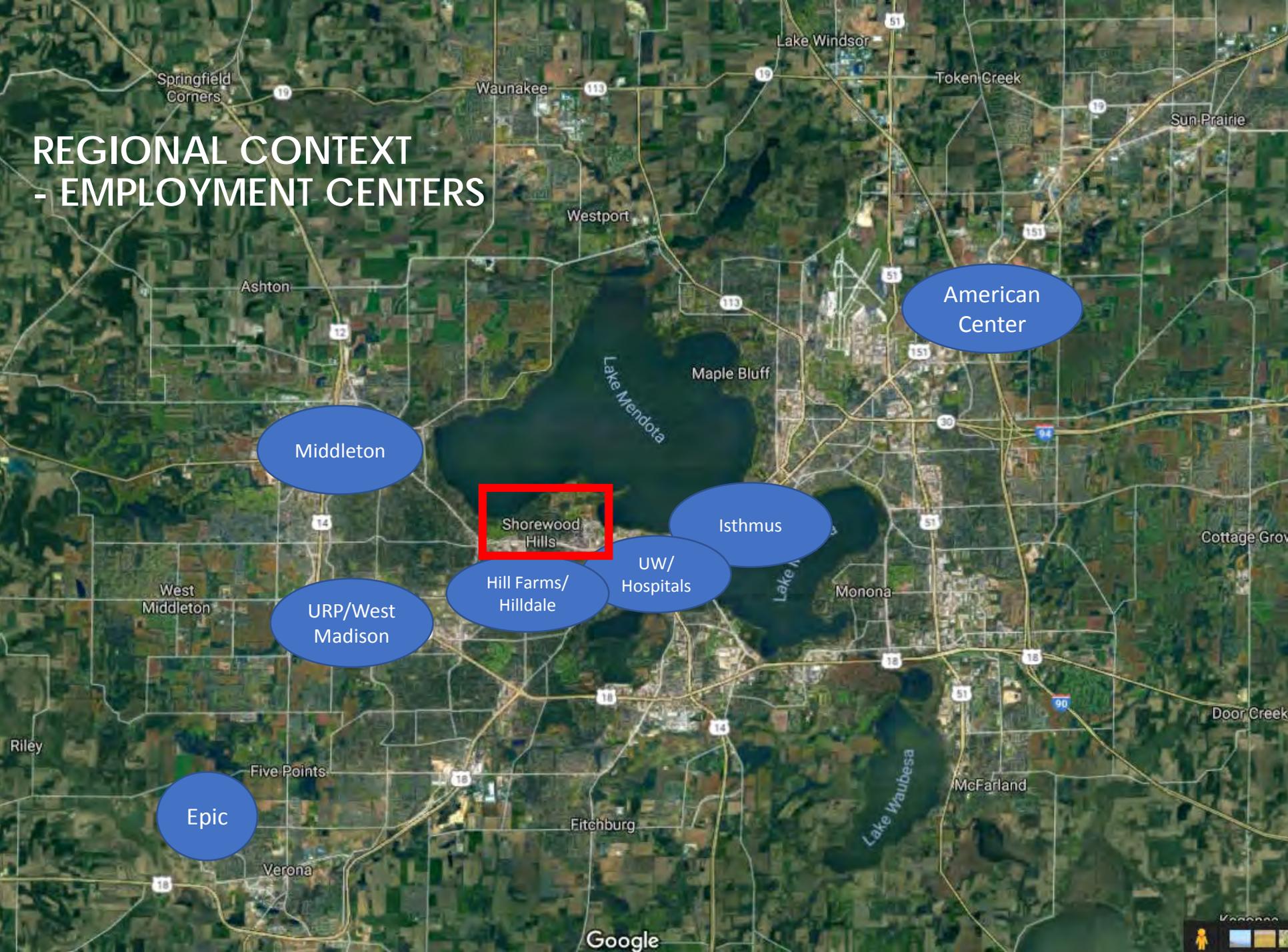
CONTEXT

the Village of
SHOREWOOD HILLS
Wisconsin

Background:

- *Region/Village Overview*
- *History of Garden Homes*
- *Past Plans*
- *Existing Conditions*

REGIONAL CONTEXT - EMPLOYMENT CENTERS



American Center

Middleton

Shorewood Hills

Isthmus

UW/
Hospitals

Hill Farms/
Hilldale

URP/West
Madison

Epic

REGIONAL CONTEXT

- Dane County is fastest growing County in Wisconsin
 - 6% population growth between 2010-17
 - Added 30,000+ people between 2010-17
 - 33,000+ net jobs gained 2007-15

AREA CONTEXT

Rapidly Growing Employment

Region's Largest Employers

Rail and Bicycle Facilities

Garden Homes

Dense Mixed-Use Redevelopment

46,000+ Daily Vehicles
13 Bus Routes
Future Bus Rapid Transit



Garden Homes Neighborhood

60

Feet



Date: 11/27/18
Sources: Dane Co. LIO



GARDEN HOMES JULY 2018

GARDEN HOMES HISTORY



1930s
Pond Filled
(Former Kohl's Site)

1953
Flood Event
sparked Stormwater
Report & Storm
Sewers

1958
Zoning Committee
Recommends
Commercial
Zoning, Rejected
by Neighborhood
Petition

1960s
Small Flood
Events

1963
Idea to Possibly
Purchase
and Relocate
Neighborhood
Homes to Mineral
Point Rd

1926
NEIGHBORHOOD
PLATTED

1930-1950
Most Homes Built

1957
Neighborhood
Annexed into Village

1960
Some Residents
Desire to Sell
Properties for
Commercial Use
due to Flooding
- Neighborhood
Rejected Idea

1962
Hilldale
Mall
Opens

1963
Walnut Grove
is Annexed
into Village
and Given
Commercial
Zoning

1965

Former Kohl's
Site Developed

1978

Flood Event

1993

Flood Event

2000

Flood Event

2002

Retaining
Wall on
University Ave
is Installed

2018

Major Flood Event
and Numerous
homes demolished

1965

Some Residents
Desire to Sell
Properties for
Commercial Uses
- Neighborhood
Rejected Again

1992

Flood Event

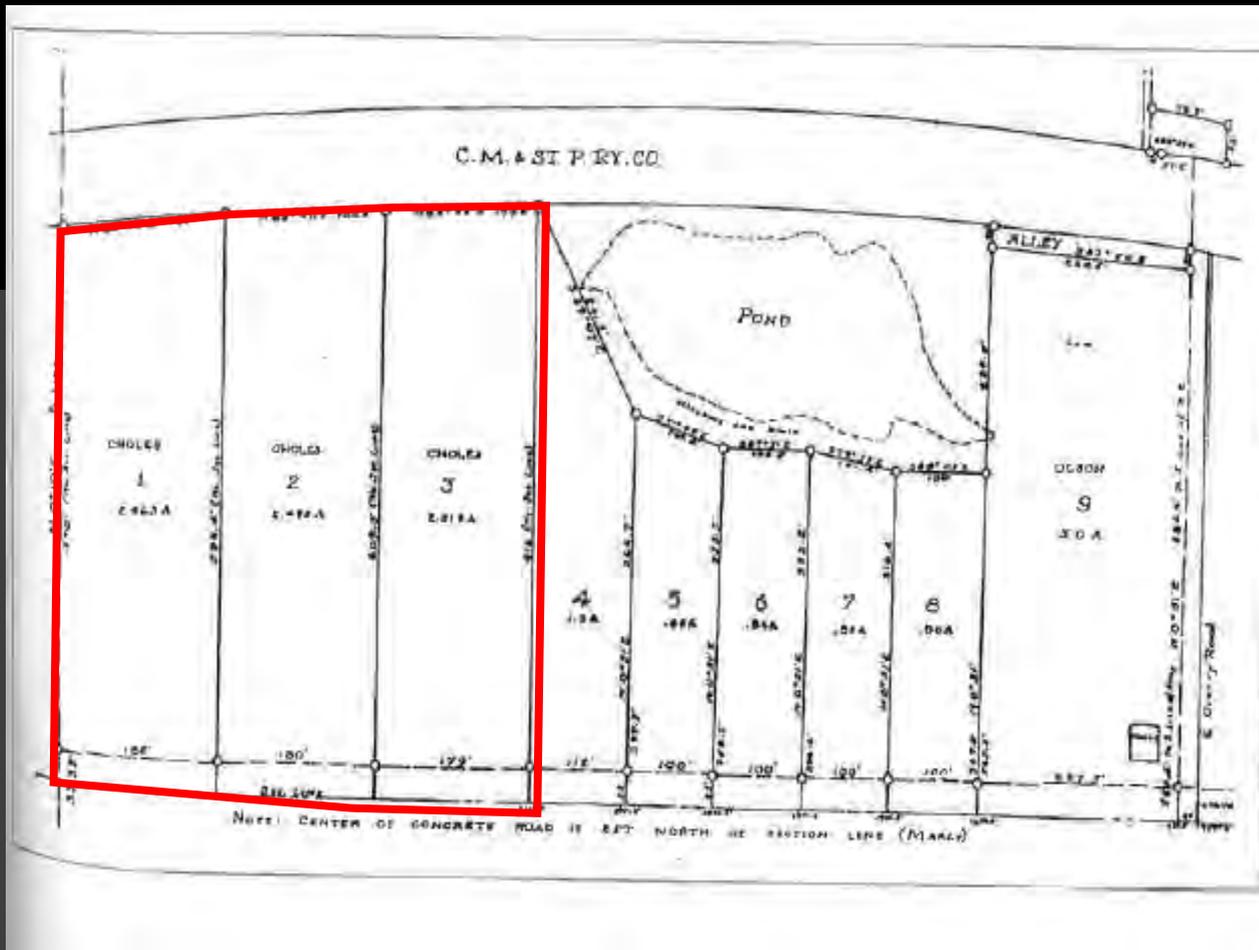
1996

Major Flood Event
Sparked New
Engineering Report
(recommending pipe
under Blackhawk Hills)

2001

Stormwater Pipe
under Blackhawk
Hills is Rejected

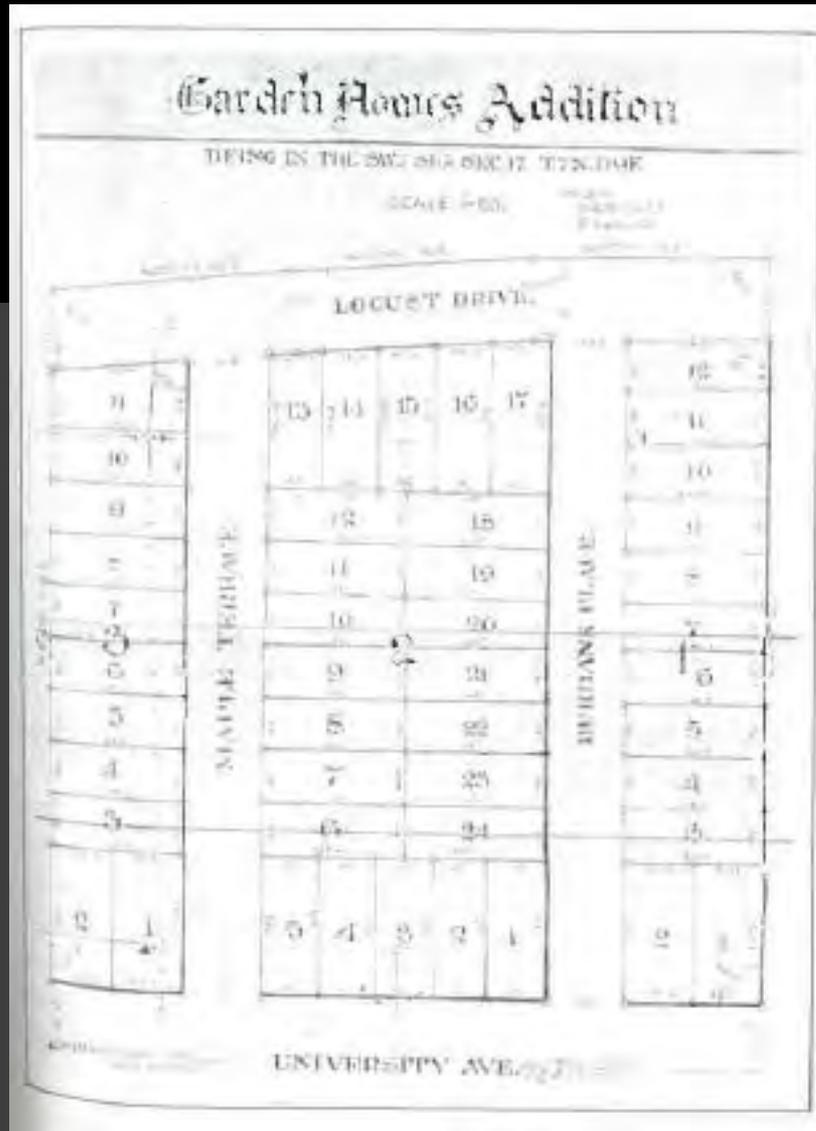




Map of the west part of the David Stephens property, March 1, 1923. This map was done in preparation for selling all of the Stephens property from here to Shorewood Boulevard. The three lots at the west end, labeled "Choles", became the Garden Homes plat. The land immediately to the east, with the pond at the rear, became the Midway plat (now Kohl's). The Olson lot now contains the Stassi Building. (Original linen version of this map in the village archives)

Source: Thomas D. Brock, *Shorewood Hills: An Illustrated History* (1999)

PRE-GARDEN HOMES PLAT (1923)

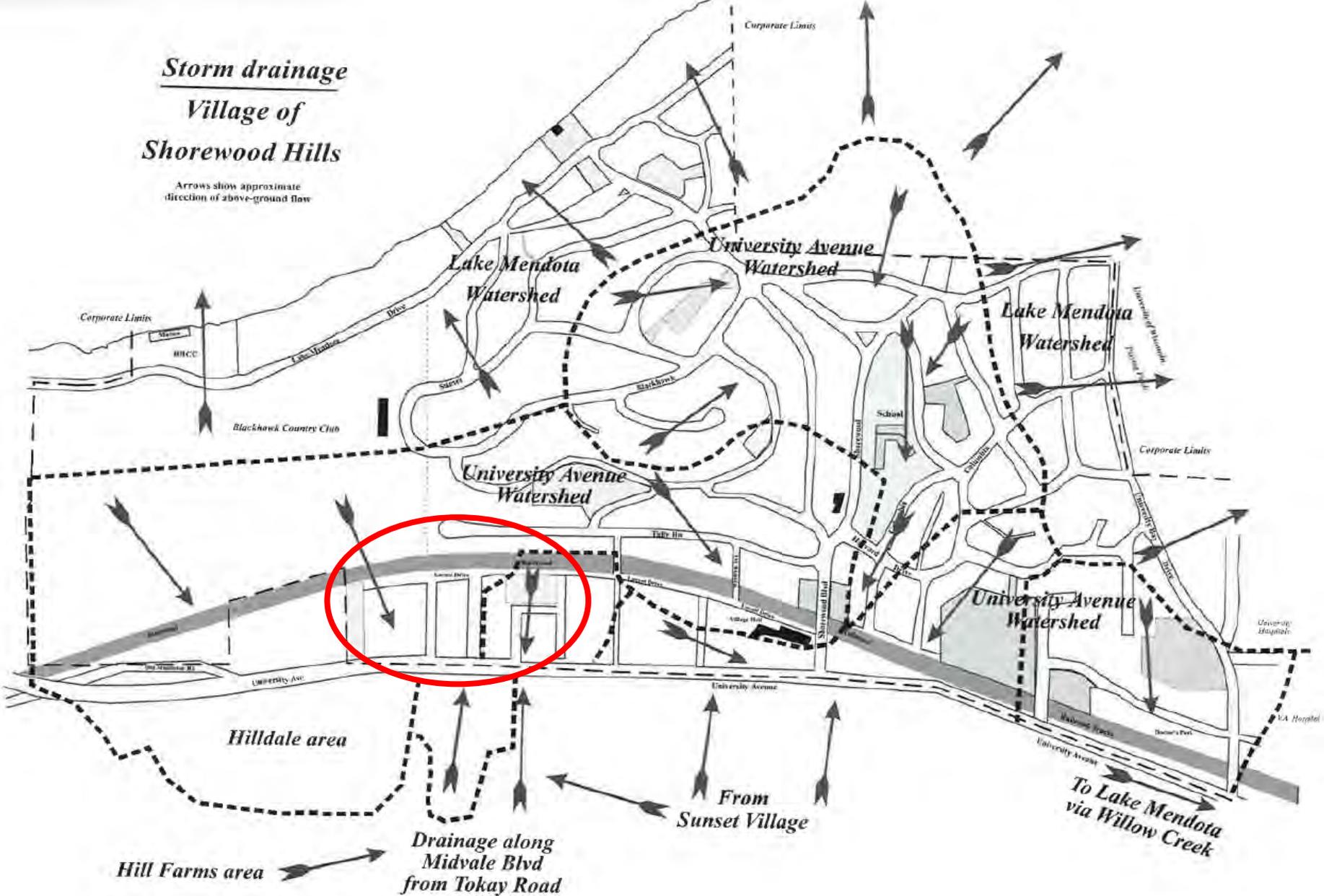


Source: Thomas D. Brock, *Shorewood Hills: An Illustrated History* (1999)

GARDEN HOMES PLAT ADDITION (1926)

Storm drainage
Village of
Shorewood Hills

Arrows show approximate
direction of above-ground flow

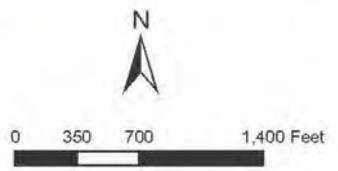
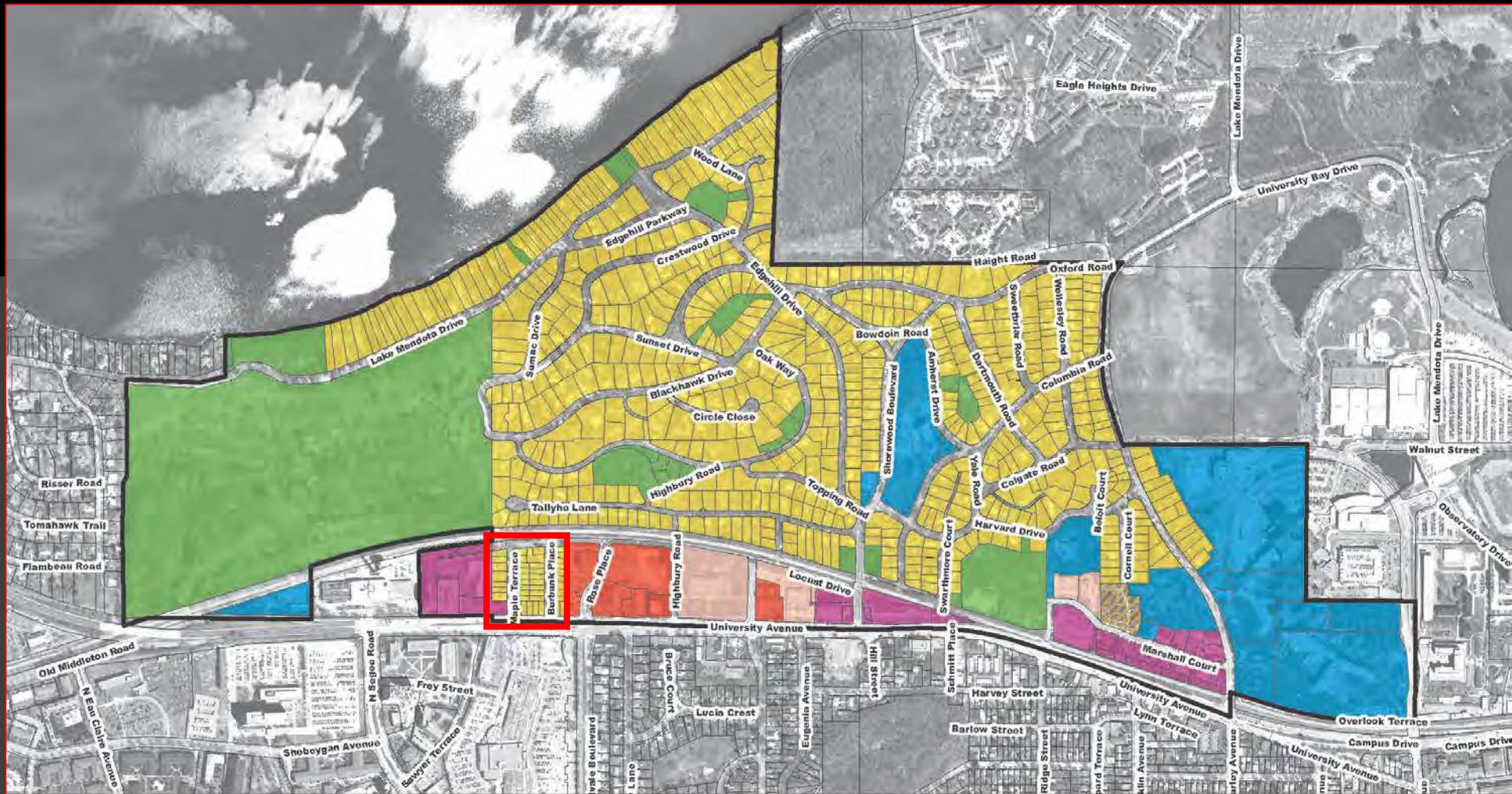


Source: Thomas D. Brock, Shorewood Hills: An Illustrated History (1999)

STORMWATER DRAINAGE PATTERNS

VILLAGE OF SHOREWOOD HILLS COMPREHENSIVE PLAN (2009)- RELEVANT TO GARDEN HOMES

- Last residential area annexed into the Village
- Most lots are smaller than the minimum lot size currently allowed in the R-2 zoning district (5,000 sf)
- Village created a stormwater utility and passed a stormwater management ordinance in the late 2000s
- Public participation suggested a need for more affordable and senior housing in the village
- All Single-family residential on the ELU and FLU
- **Recommendation:** consider creating a new single-family zoning district to accommodate the homes in the Garden Homes area.



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

Legend

- Yellow box Single-Family Residential
- Orange box Multi-Family Residential
- Red box Commercial - Retail
- Pink box Commercial - Office
- Purple box Mixed Use (Office / Retail / Residential)
- Blue box Public / Institutional
- Green box Park / Open Space

Village of Shorewood Hills Boundary

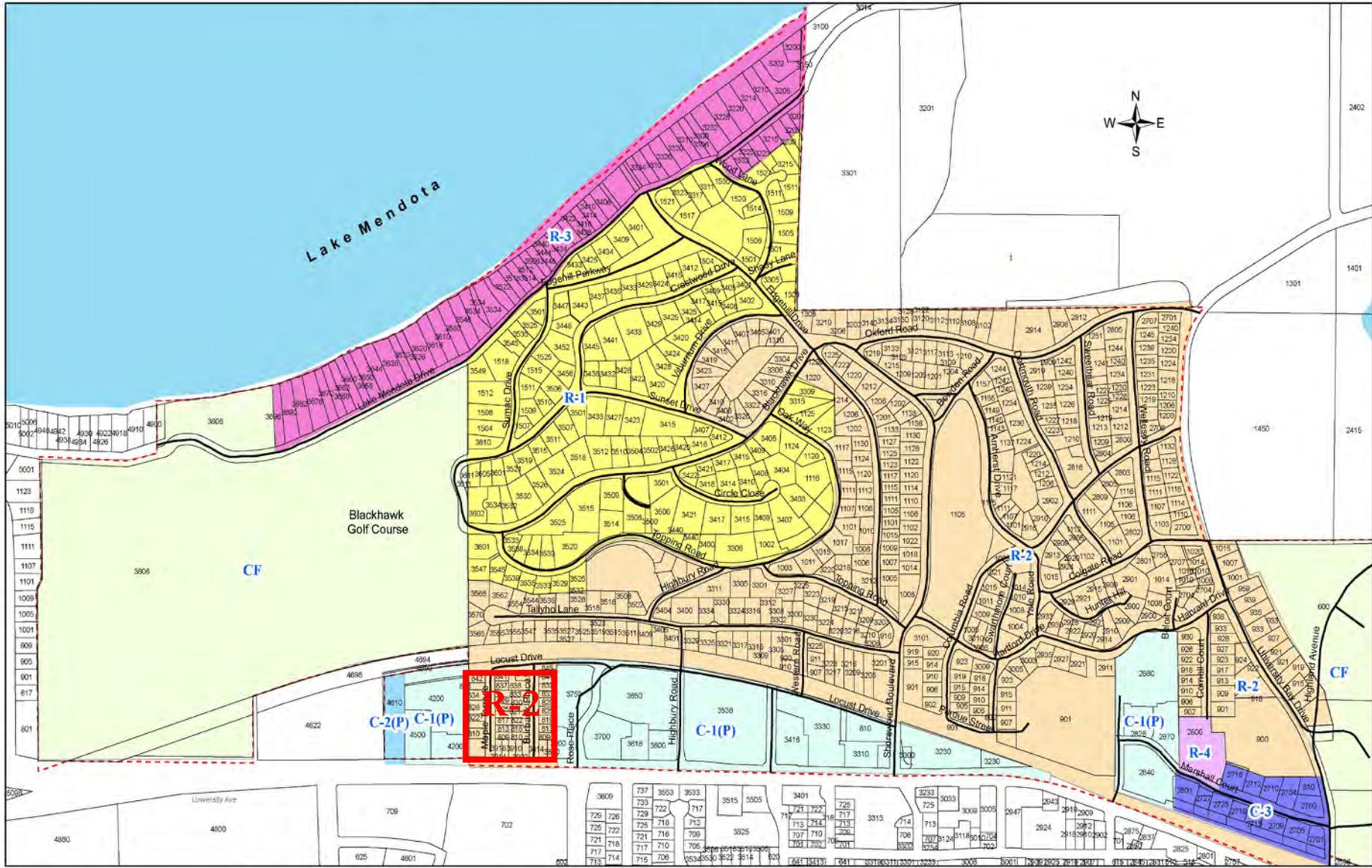
Map 3-2
Future Land Use
 Village of Shorewood Hills
 Comprehensive Plan

July 23, 2009
 vierbicher
planners | engineers | architects

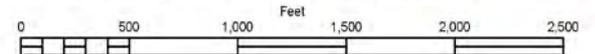


FUTURE LAND USE MAP (2009)

Village of Shorewood Hills Zoning



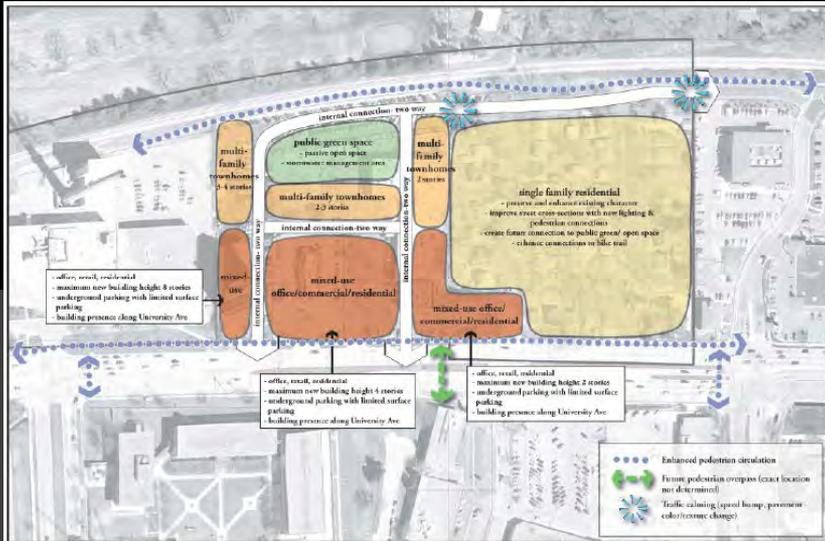
Date: May 14, 2009



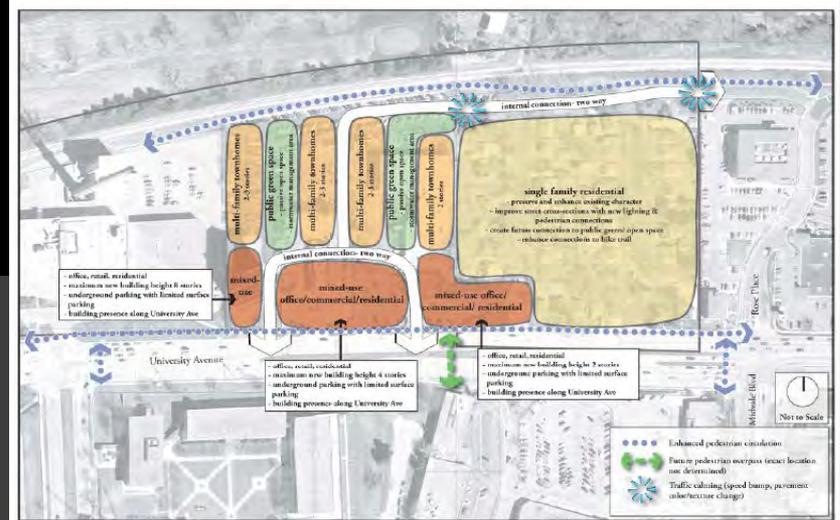
ZONING MAP (2009)

PYARE NEIGHBORHOOD PLAN (2009)- *RELEVANT TO GARDEN HOMES*

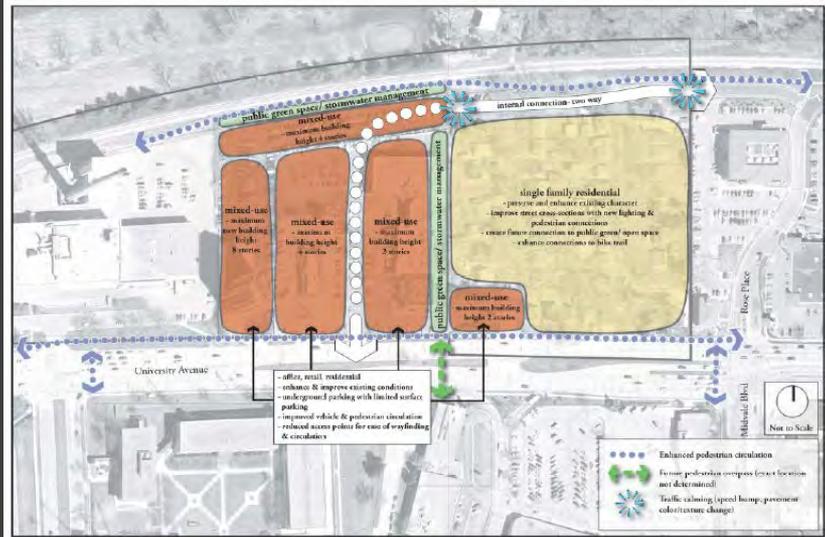
- Traffic congestion at the main access to the neighborhood (Midvale and University)
- Four concept plans for GH, each anticipating the Study Area would remain intact for foreseeable future
- **Goals and objectives:**
 - Maintain and encourage existing single family residential use
 - Develop common greenspace with connections throughout the area to encourage more integration with the residential neighborhood
 - Buffer the land uses along the Garden Homes
 - Use environmentally friendly stormwater management practices, including use of greenspace for stormwater management



Map 2.3: Development Concept A



Map 2.4: Development Concept B



Map 2.5: Development Concept C



Map 2.6: Development Concept D

PYARE NEIGHBORHOOD PLAN (2009)

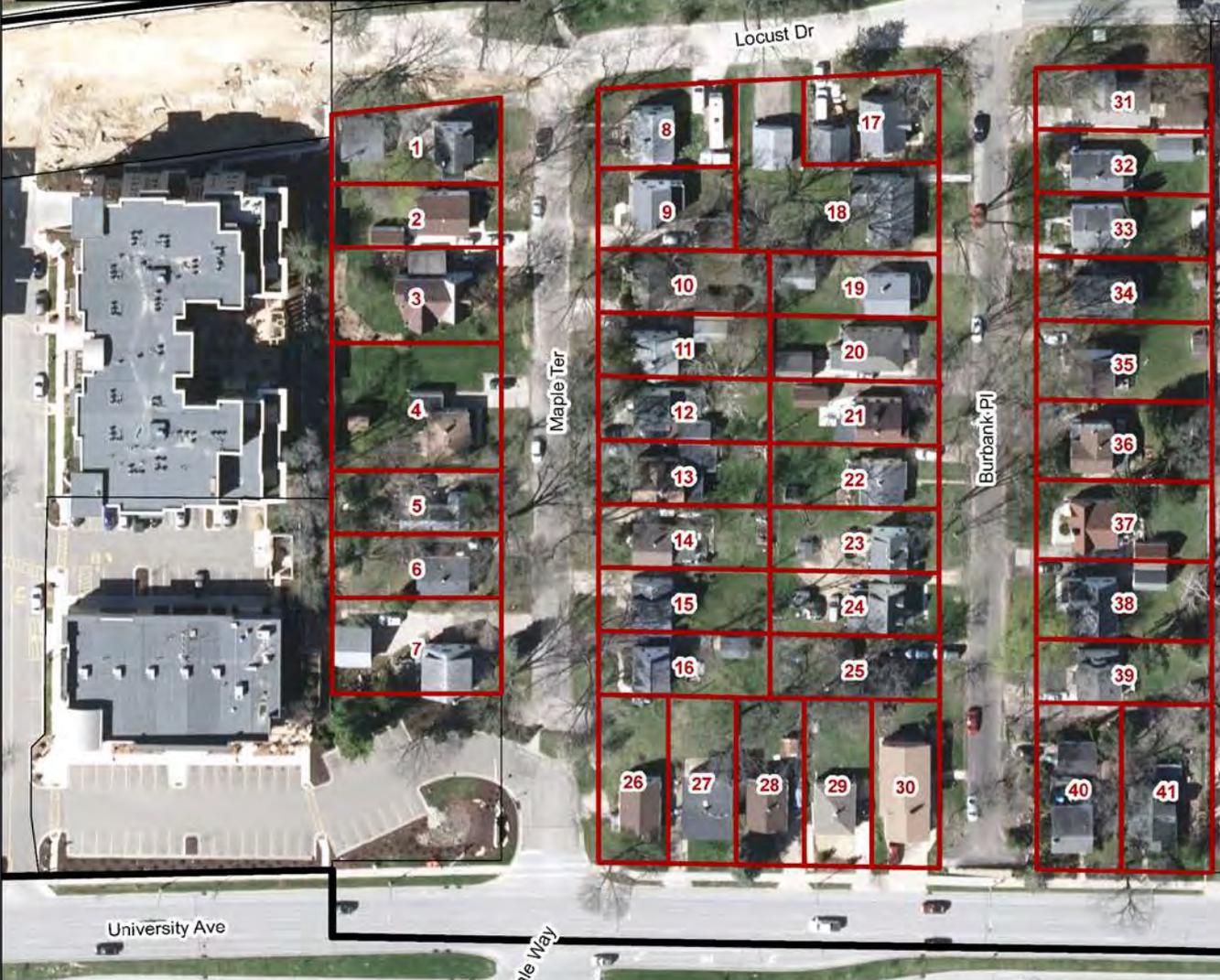
Garden Homes Neighborhood

60

Feet



Date: 11/27/18
Sources: Dane Co. LIO



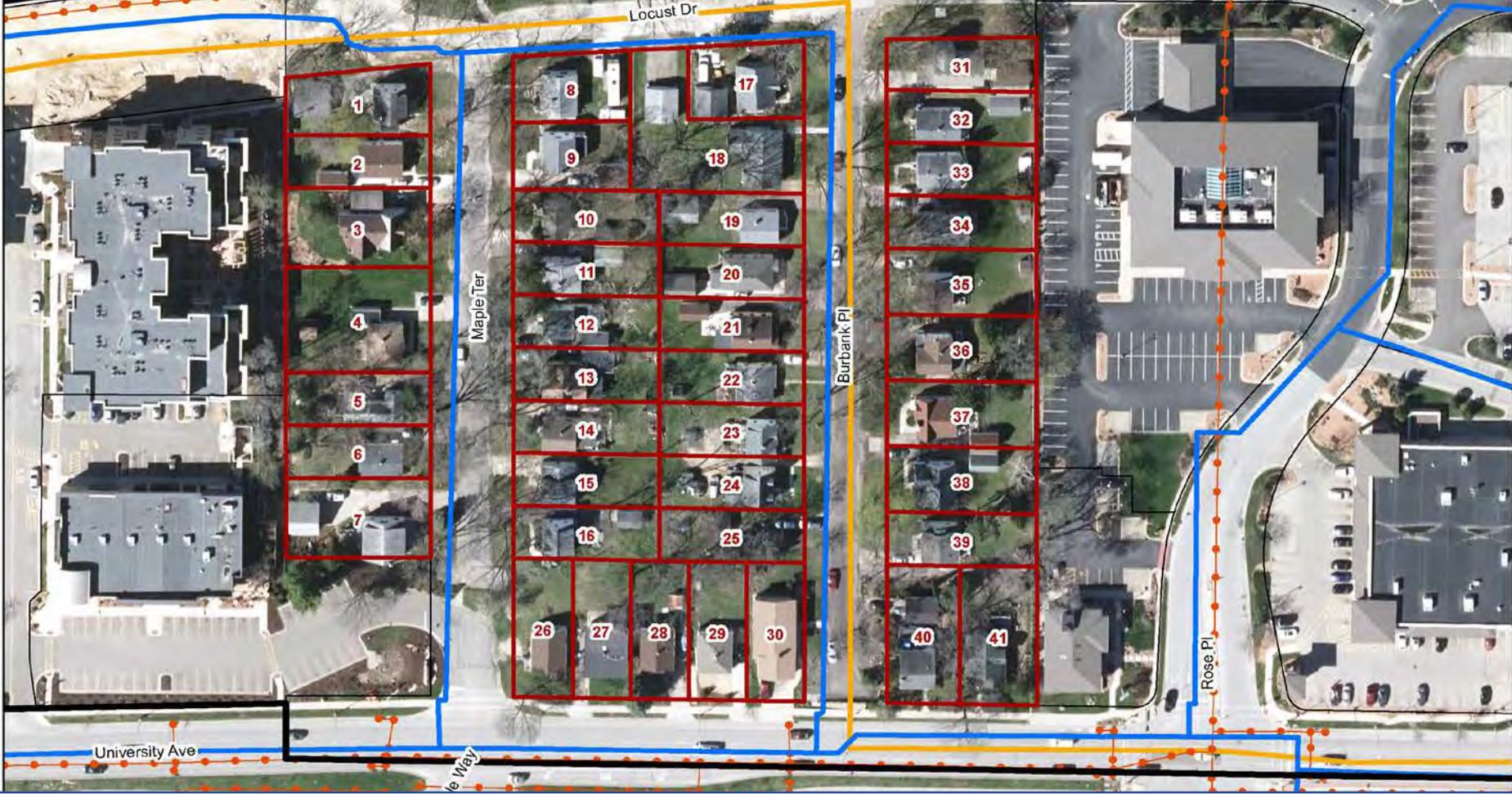
- 4.5 total acres
- 41 total parcels
- 12 are owner-occupied
- All single-family detached homes
- Provides affordable housing in the Village
- Increasing density of commercial and residential development to the east, south, and west of the neighborhood
- Long history of large-scale flood events

Garden Homes Neighborhood

- Water Mains
- Sanitary Mains
- Storm Sewers
- Transmission Line



Date: 11/27/18
Sources: Dane Co. LIO



GARDEN HOMES UTILITIES

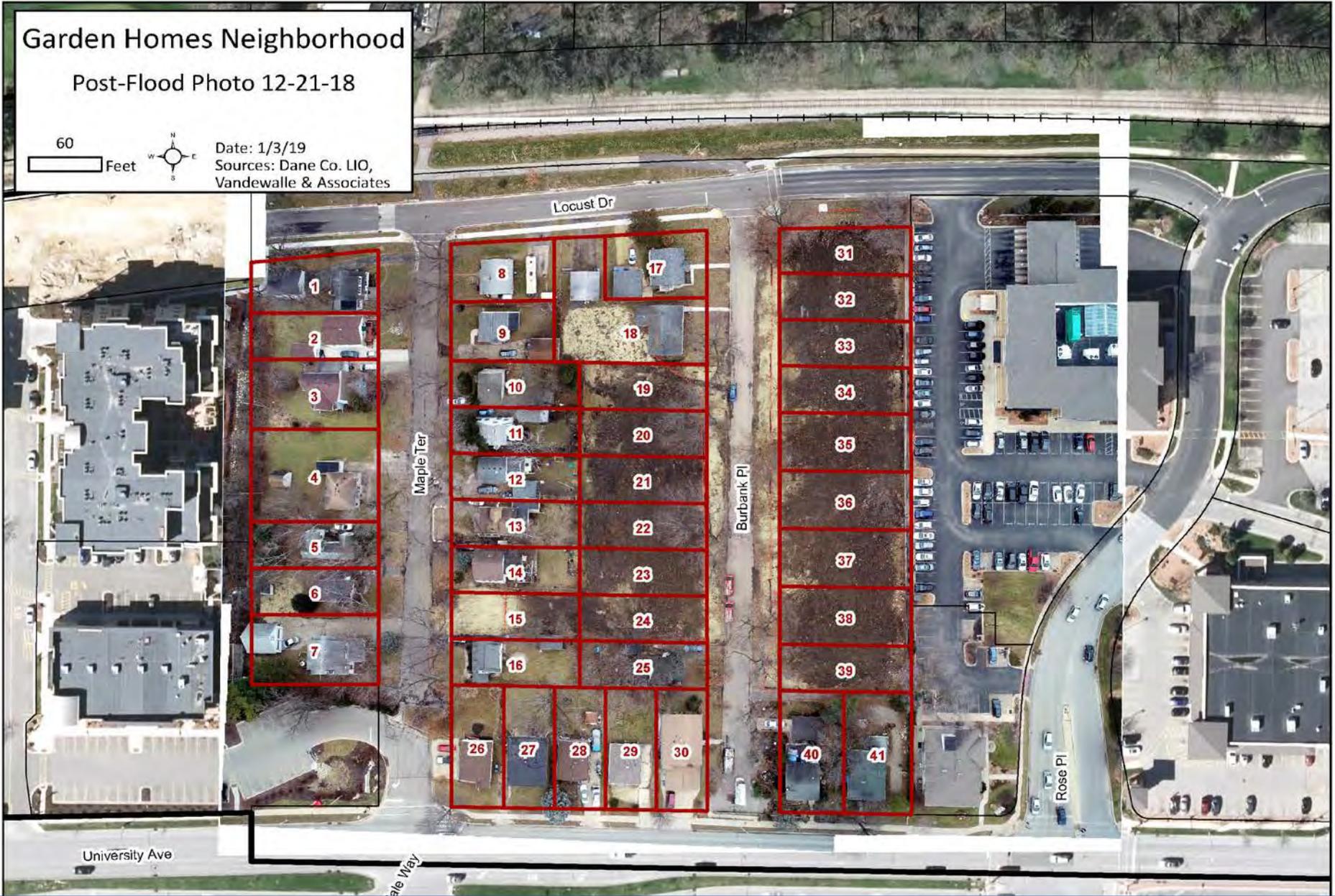
Garden Homes Neighborhood

Post-Flood Photo 12-21-18

60 Feet



Date: 1/3/19
Sources: Dane Co. LIO,
Vandewalle & Associates



GARDEN HOMES TODAY

Garden Homes Neighborhood

Parcel Ownership

60 Feet



Date: 1/8/19
Sources: Dane Co. LIO,
Vandewalle & Associates



GARDEN HOMES PARCEL OWNERSHIP

Garden Homes Neighborhood Contiguous Redevelopment Area

60
Feet



Date: 1/8/19
Sources: Dane Co. LIO,
Vandewalle & Associates



2.7 Acres

Locust Dr

Maple Ter

Burbank Pl

University Ave

Rose Pl

Le Blvd

CONTIGUOUS REDEVELOPMENT AREA

DRONE FOOTAGE



GARDEN HOMES HOMEOWNER SURVEY

- 8 responses out of 12 owner-occupied homes
 - All long-standing residents (21+ years)
- All have experienced some hardship from flooding, whether in 2018 or past years
- Most are interested in remaining in their homes as long as possible, keeping them in the family, and maintaining neighborhood feel



POLLING

the village of

SHOREWOOD HILLS

Wisconsin

Diagnostic Questions:

- *Who's in the Room?*
- *Housing and Mixed Use*
- *Village and Study Area Goals*

Interactive Poll

What this poll is:

- An anonymous opinion poll and diagnostic tool
- A measure of relative priority among many ideas
- Just one of **several** inputs in a larger decision-making process

What this poll is not:

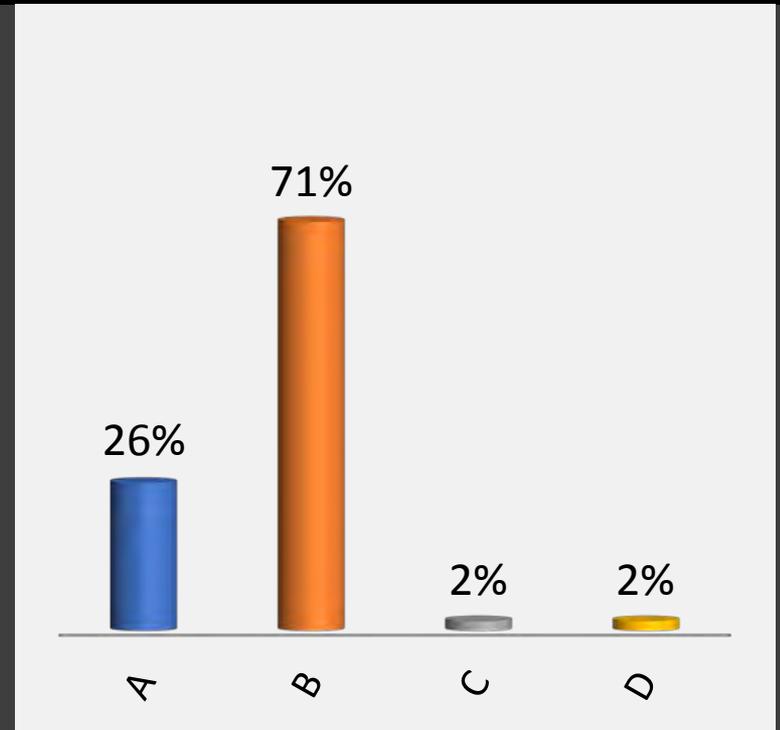
- A voting tool for one particular idea



POLLING

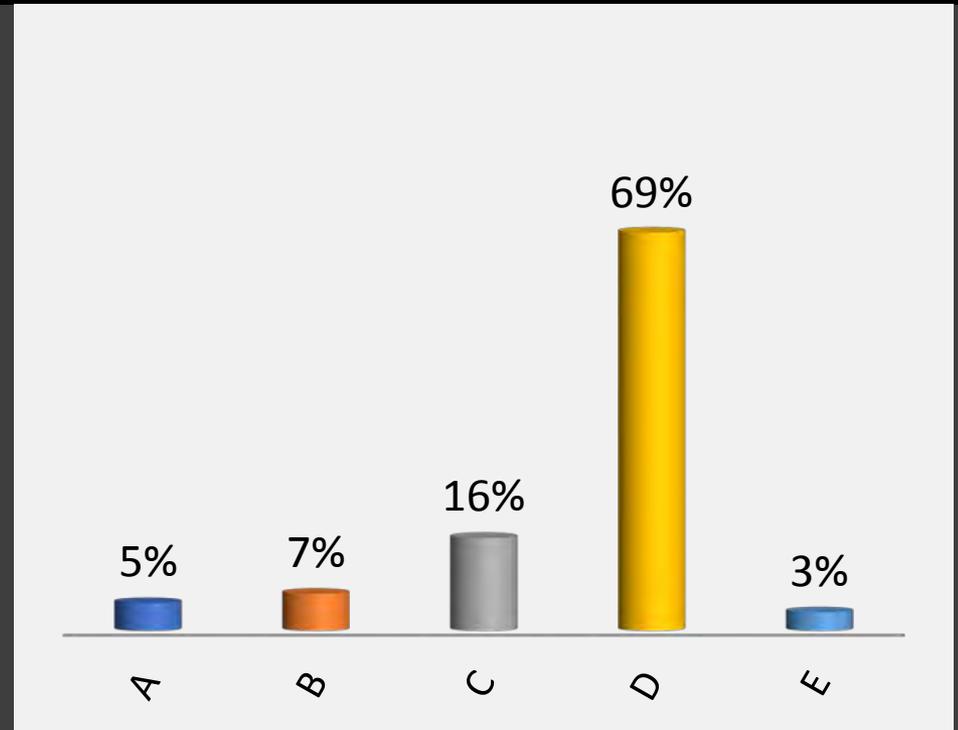
1. WHERE DO YOU LIVE?

- A. Garden Homes
- B. Elsewhere in Shorewood Hills
- C. Madison
- D. Other



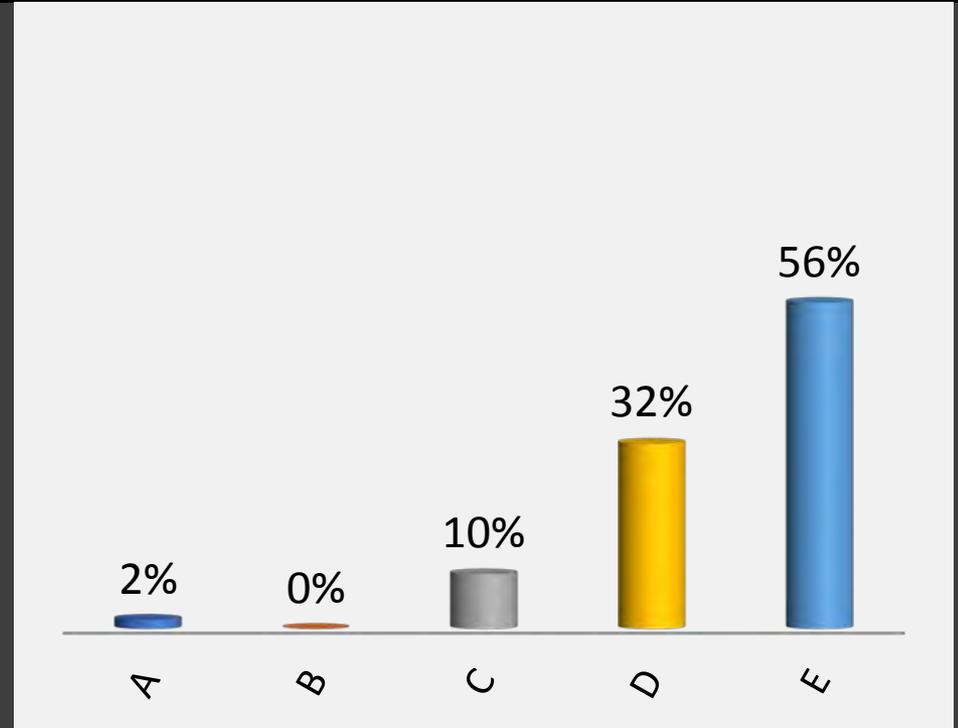
2. HOW LONG HAVE YOU LIVED IN SHOREWOOD HILLS?

- A. 0-5 Years
- B. 6-10 Years
- C. 11-20 Years
- D. 21+ Years
- E. I don't live in the Village



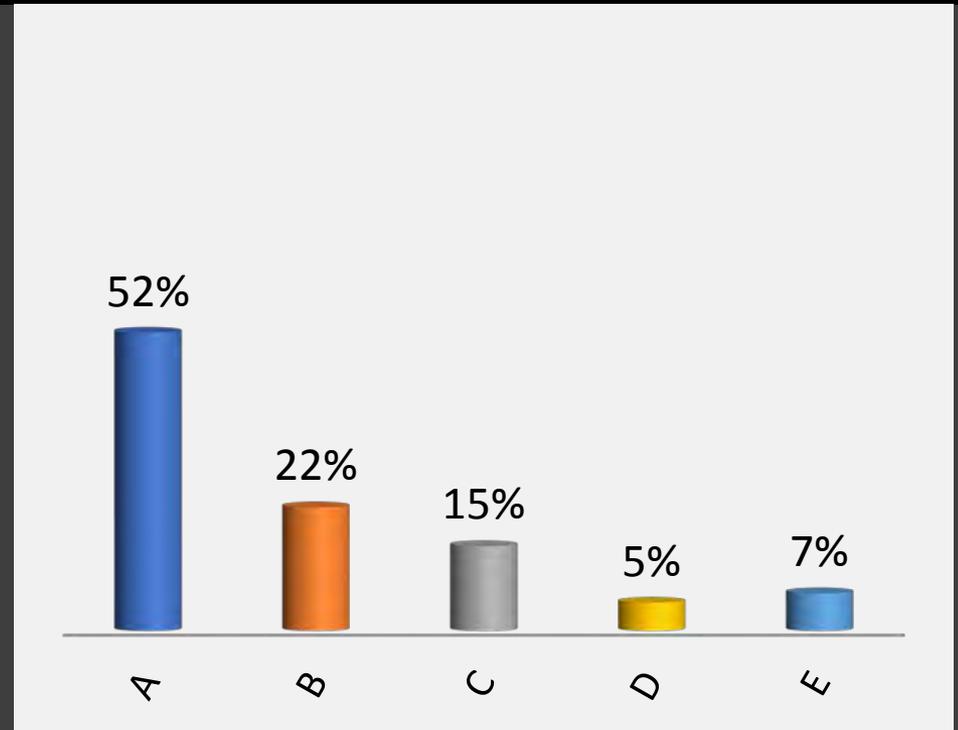
3. HOW OLD ARE YOU?

- A. Under 30
- B. 30-39
- C. 40-49
- D. 50-59
- E. 60+



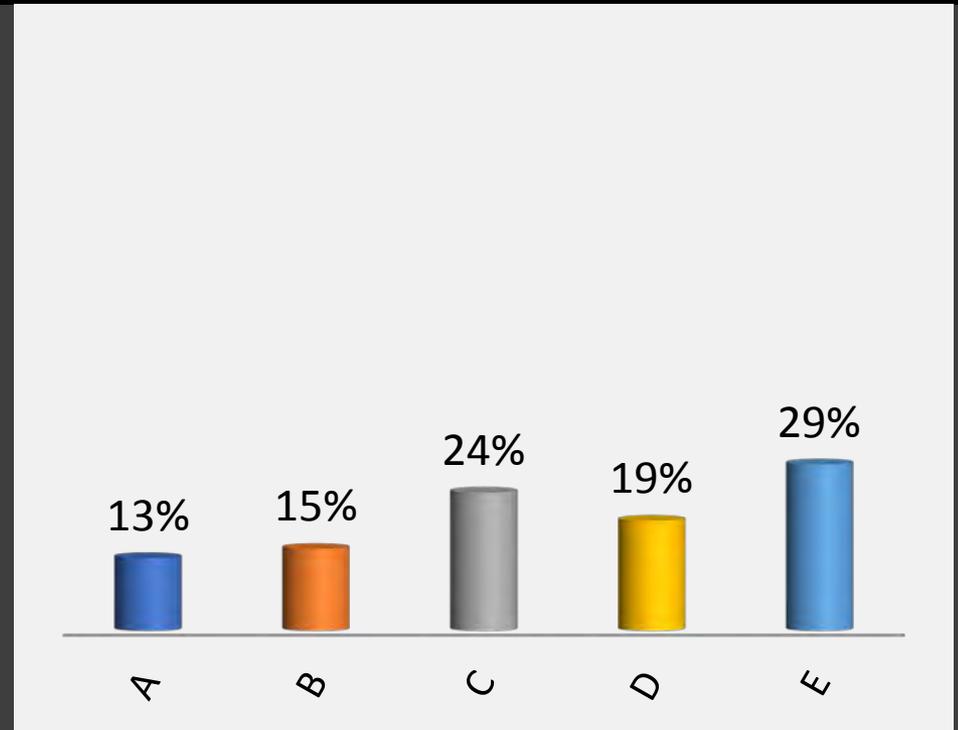
4. THE VILLAGE OF SHOREWOOD HILLS SHOULD ENCOURAGE MORE AFFORDABLE **OWNER-OCCUPIED** HOUSING OPTIONS.

- A. Strongly Agree
- B. Agree
- C. Neutral
- D. Disagree
- E. Strongly Disagree



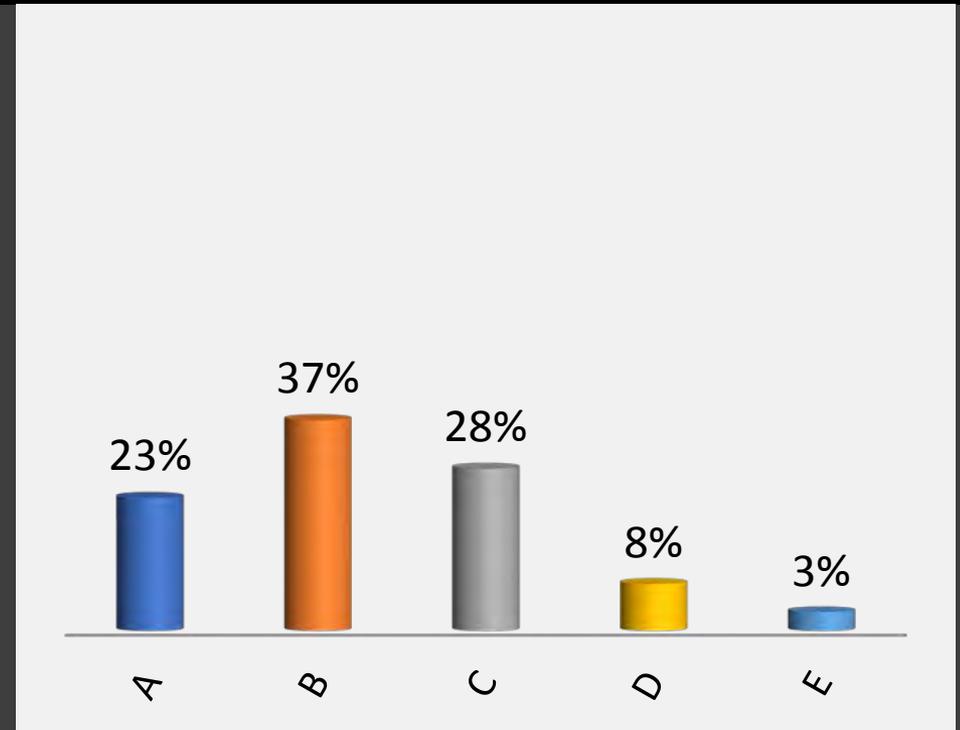
5. THE VILLAGE OF SHOREWOOD HILLS SHOULD ENCOURAGE MORE **AFFORDABLE RENTAL** HOUSING OPTIONS.

- A. Strongly Agree
- B. Agree
- C. Neutral
- D. Disagree
- E. Strongly Disagree



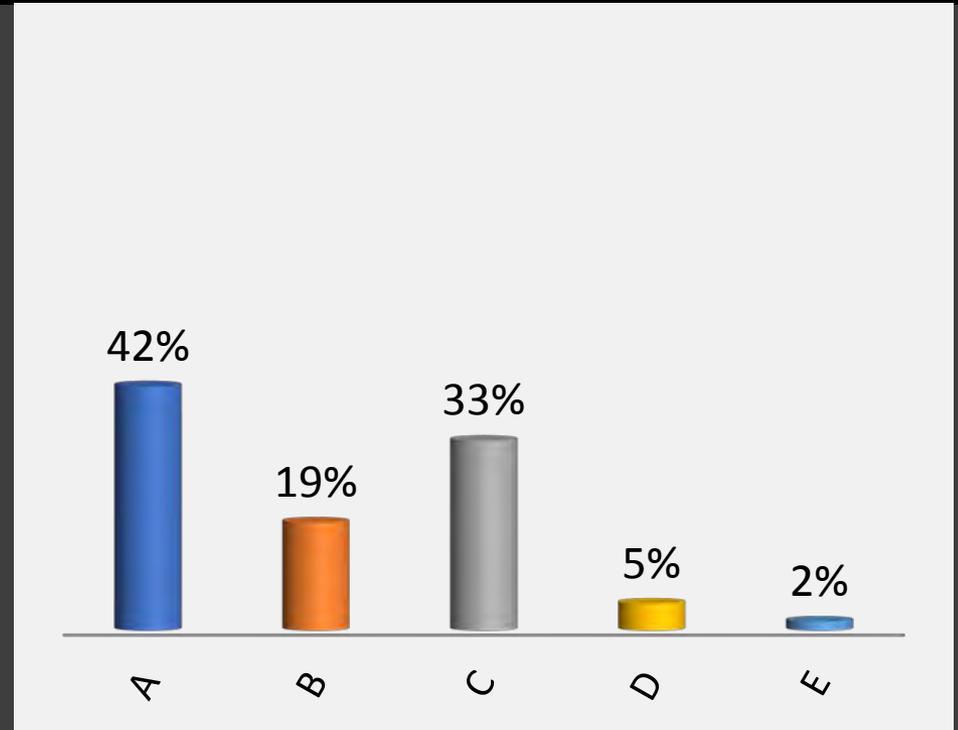
6. THE VILLAGE OF SHOREWOOD HILLS SHOULD ENCOURAGE MORE HOUSING OPTIONS FOR **SENIORS**.

- A. Strongly Agree
- B. Agree
- C. Neutral
- D. Disagree
- E. Strongly Disagree



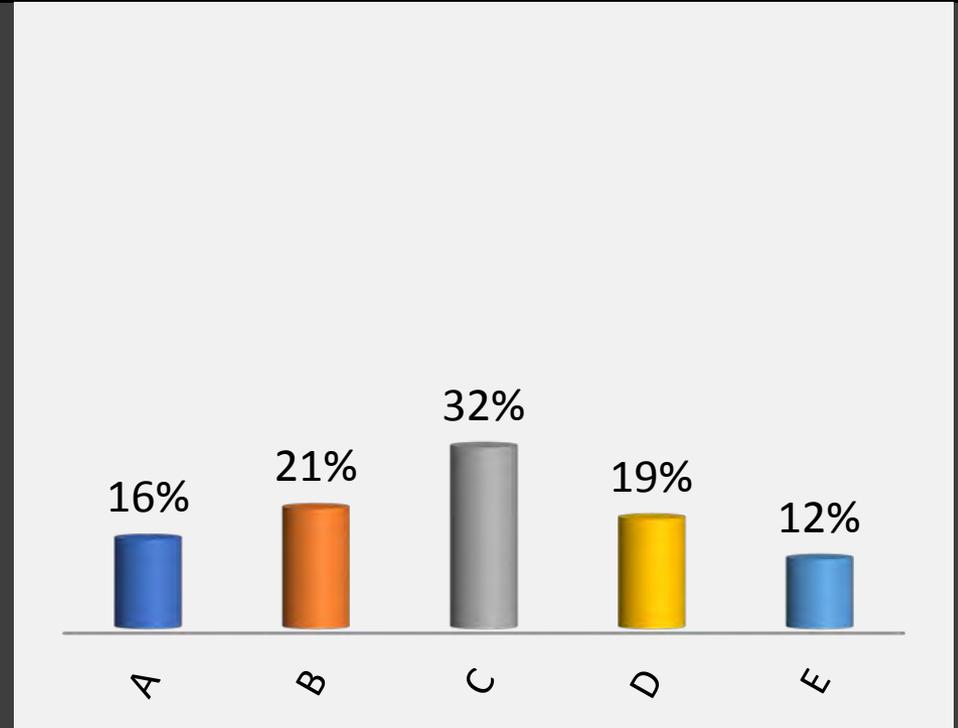
7. THE VILLAGE OF SHOREWOOD HILLS SHOULD ENCOURAGE MORE HOUSING OPTIONS FOR **FAMILIES**.

- A. Strongly Agree
- B. Agree
- C. Neutral
- D. Disagree
- E. Strongly Disagree

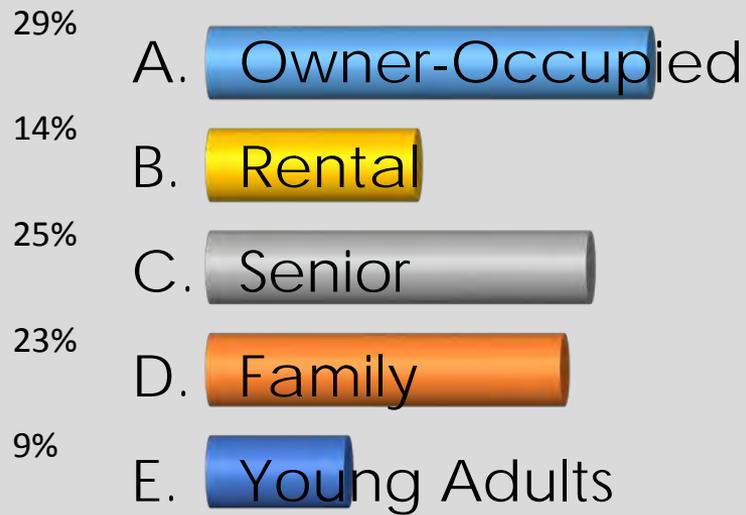


8. THE VILLAGE OF SHOREWOOD HILLS SHOULD ENCOURAGE MORE HOUSING OPTIONS FOR **YOUNG ADULTS**.

- A. Strongly Agree
- B. Agree
- C. Neutral
- D. Disagree
- E. Strongly Disagree

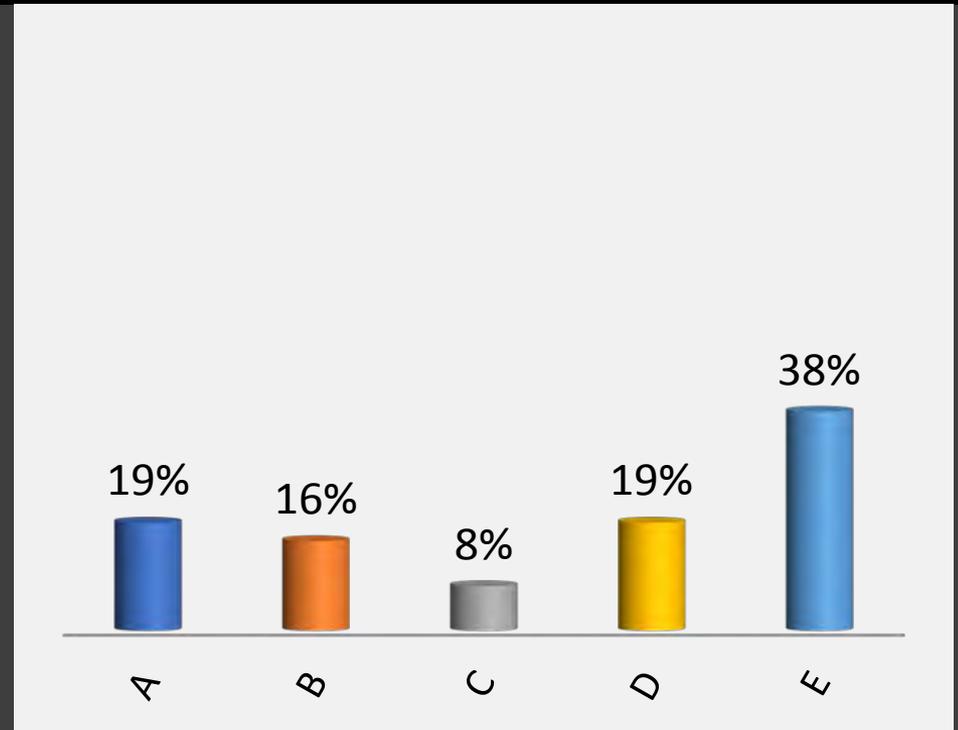


9. WHICH OF THESE RESIDENTIAL TYPES SHOULD THE VILLAGE SEEK TO ADDRESS IN THE STUDY AREA?
(CHECK ALL THAT APPLY)



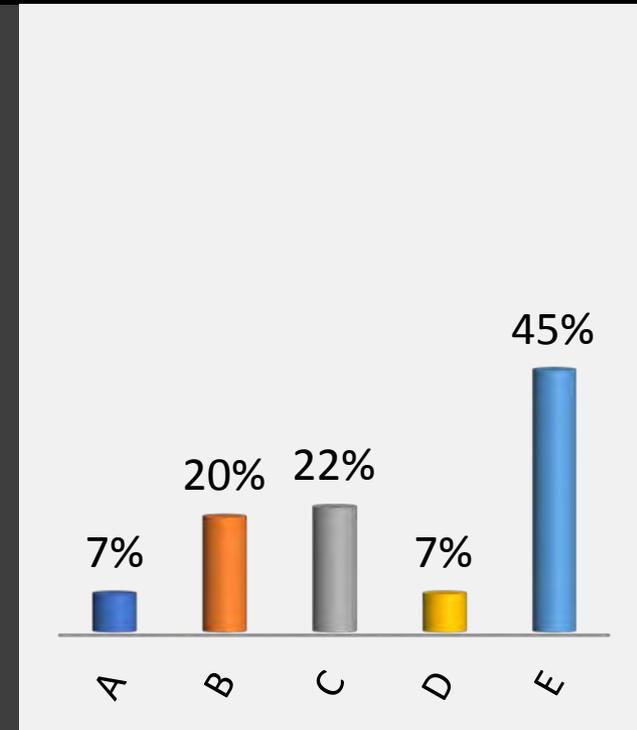
10. A **MIX OF USES** SHOULD BE EVALUATED IN THE STUDY AREA (SUCH AS RESIDENTIAL, RETAIL, AND/OR OFFICE).

- A. Strongly Agree
- B. Agree
- C. Neutral
- D. Disagree
- E. Strongly Disagree



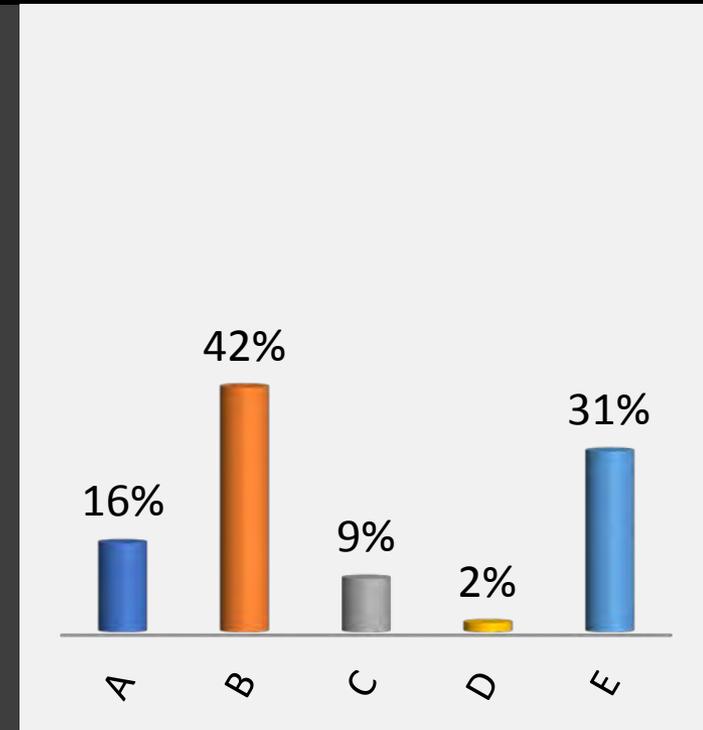
11. OF THESE GOALS STATED IN THE VILLAGE'S *COMPREHENSIVE PLAN*, WHAT SHOULD BE THE **TOP PRIORITY** FOR **SHOREWOOD HILLS AS A COMMUNITY** MOVING FORWARD?

- A. Provide a balance of commercial, residential, and public land uses
- B. Provide a variety of housing
- C. Enhance the quality of life for Village residents
- D. Achieve a mix of businesses that preserve both the character and tax base of the Village
- E. Preserve and protect those features that reflect the unique history of the Village



12. OF THESE OPTIONS, WHICH IS THE MOST IMPORTANT ISSUE FOR NEW DEVELOPMENT **IN THE STUDY AREA?**

- A. Provide affordable housing options
- B. Stormwater management
- C. Accommodate new growth and fit the character of surrounding development
- D. Limit parking and traffic congestion
- E. Match its historic character as much as possible



SMALL GROUP DISCUSSIONS

- Roundtable format – five-seven participants per table, including a facilitator/recorder and reporter
- Fill out worksheet
- Group discussion on assets, issues, and opportunities in the Study Area
- Report out to larger group



SMALL GROUPS

NEXT STEPS

Upcoming public meetings (7-9pm, Village Hall)

- February 5th : draft concept alternatives
- February 25th : draft development objectives



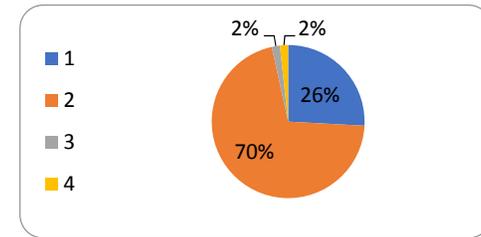
THANK YOU

Result By Question

Presentation Name: Garden Homes Presentation (1.10.19)
Created on: 3/12/2019 9:08:21 AM

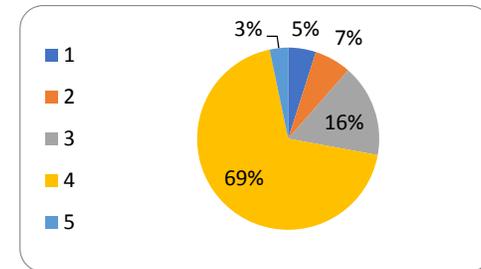
1) 1. Where do you live?

Responses		Answer Options
(Percent)	(Count)	
26%	15	1) Garden Homes
71%	41	2) Elsewhere in Shorewood Hills
2%	1	3) Madison
2%	1	4) Other
Totals	100%	58



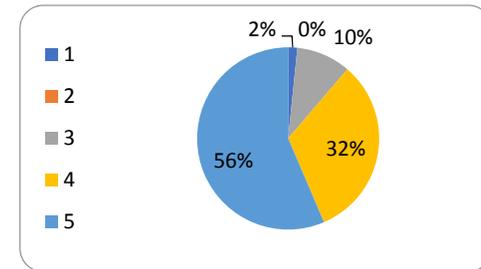
2) 2. How long have you lived in Shorewood Hills?

Responses		Answer Options
(Percent)	(Count)	
5%	3	1) 0-5 Years
7%	4	2) 6-10 Years
16%	10	3) 11-20 Years
69%	42	4) 21+ Years
3%	2	5) I don't live in the Village
Totals	100%	61



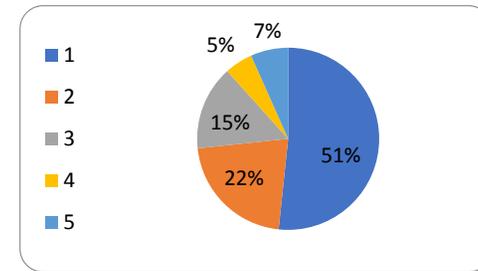
3) 3. How old are you?

Responses		Answer Options
(Percent)	(Count)	
2%	1	1) Under 30
0%	0	2) 30-39
10%	6	3) 40-49
32%	20	4) 50-59
56%	35	5) 60+
Totals	100%	62



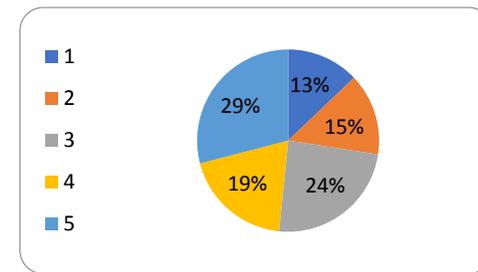
4) 4. The Village of Shorewood Hills should encourage more affordable Owner-Occupied housing options.

Responses		Answer Options
(Percent)	(Count)	
52%	31	1) Strongly Agree
22%	13	2) Agree
15%	9	3) Neutral
5%	3	4) Disagree
7%	4	5) Strongly Disagree
Totals	60	



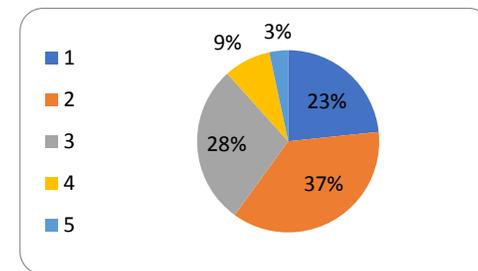
5) 5. The Village of Shorewood Hills should encourage more Affordable Rental Housing options.

Responses		Answer Options
(Percent)	(Count)	
13%	8	1) Strongly Agree
15%	9	2) Agree
24%	15	3) Neutral
19%	12	4) Disagree
29%	18	5) Strongly Disagree
Totals	62	



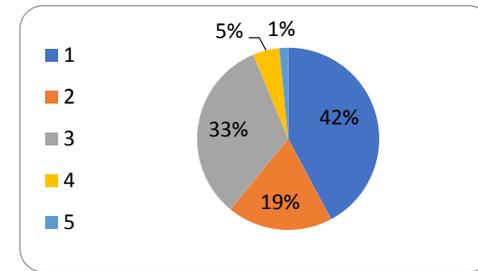
6) 6. The Village of Shorewood Hills should encourage more housing options for Seniors.

Responses		Answer Options
(Percent)	(Count)	
23%	14	1) Strongly Agree
37%	22	2) Agree
28%	17	3) Neutral
8%	5	4) Disagree
3%	2	5) Strongly Disagree
Totals	60	



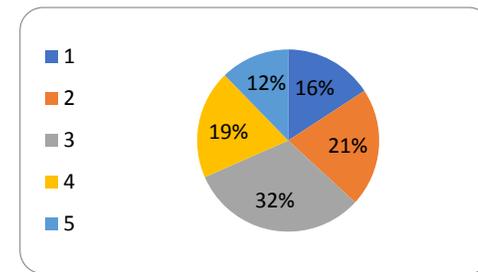
7) 7. The Village of Shorewood Hills should encourage more housing options for Families.

Responses		Answer Options
(Percent)	(Count)	
42%	27	1) Strongly Agree
19%	12	2) Agree
33%	21	3) Neutral
5%	3	4) Disagree
2%	1	5) Strongly Disagree
Totals	100%	64



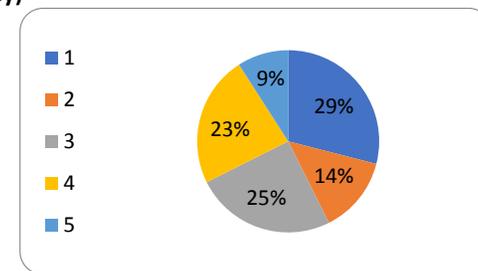
8) 8. The Village of Shorewood Hills should encourage more housing options for Young Adults.

Responses		Answer Options
(Percent)	(Count)	
16%	9	1) Strongly Agree
21%	12	2) Agree
32%	18	3) Neutral
19%	11	4) Disagree
12%	7	5) Strongly Disagree
Totals	100%	57



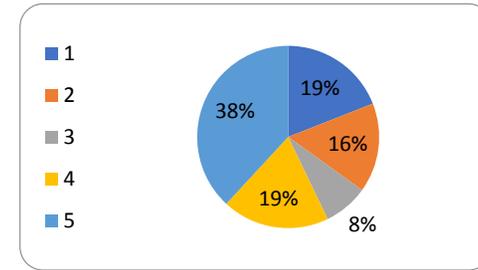
9) 9. Which of these residential types should the Village seek to address in the study area? (Check all that apply)

Responses		Answer Options
(Percent)	(Count)	
29%	51	1) Owner-Occupied
14%	24	2) Rental
25%	44	3) Senior
23%	41	4) Family
9%	16	5) Young Adults
Totals	100%	176



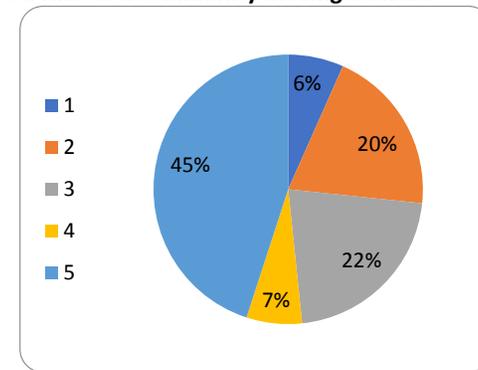
10) 10. A mix of uses should be evaluated in the study area (such as residential, retail, and/or office).

Responses		Answer Options
(Percent)	(Count)	
19%	12	1) Strongly Agree
16%	10	2) Agree
8%	5	3) Neutral
19%	12	4) Disagree
38%	24	5) Strongly Disagree
Totals	100%	63



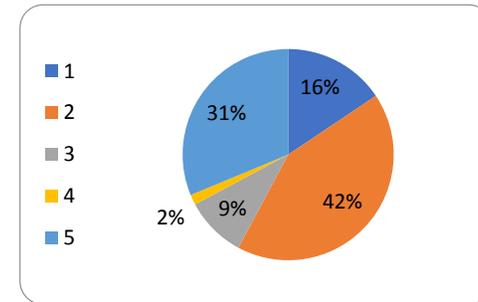
11) 11. Of these goals stated in the Village's Comprehensive Plan, What should be the top priority for Shorewood Hills as a community moving forward?

Responses		Answer Options
(Percent)	(Count)	
7%	4	1) Provide a balance of commercial, residential, and public land uses
20%	12	2) Provide a variety of housing
22%	13	3) Enhance the quality of life for Village residents
7%	4	4) Achieve a mix of businesses that preserve both the character and tax base of the Village
45%	27	5) Preserve and protect those features that reflect the unique history of the Village
Totals	100%	60



12) 12. Of these options, which is the most important issue for new development in the study area?

Responses		Answer Options
(Percent)	(Count)	
16%	10	1) Provide affordable housing options
42%	27	2) Stormwater management
9%	6	3) Accommodate new growth and fit the character of surrounding development
2%	1	4) Limit parking and traffic congestion
31%	20	5) Match its historic character as much as possible
Totals	100%	64



ASSETS, ISSUES, AND OPPORTUNITIES

This exercise is intended to get your perspective on housing and the Garden Homes neighborhood in Shorewood Hills. As you answer the following questions, please think broadly about past trends, existing conditions, and the future. Please provide 1 – 3 short responses for each question.

Assets

1. Historically, what are the most important assets that the Garden Homes neighborhood has to offer?

- Location, close to Hilldale Mall, post office, grocery stores, banks, hospital
- Families, seniors, walkability, bikability, quality and historic, first home community
- History of quaint, older single-family homes
- Affordable smaller option in Village of Shorewood Hills
- Great location
- Affordable single-family homes (relative to other parts of the Village), a smaller neighborhood community within the Village
- First home ownership/rental in area. Amazing location for business/shopping/commuter access
- Location (2)
- Location, community
- Resident homes contribute as volunteers – fire/EMS, Scouts, sports, village government
- An entry point for young and lower income families
- Lower priced owner occupied family housing
- Remarketing residents and their attachment to their property
- Homes for ordinary families, UW and others. Where life is exceptionally good for that income class/level
- Affordable housing
- Rentals in a neighborhood
- Affordable single-family homes in a good school district
- Affordable small housing in a great location
- Affordable homes generally centered around families. Quite neighborhood. Good location.
- Affordable, single-family homes
- Affordable housing – rental and owner-occupied
- Close knit neighbors
- Neighbors, trees, quiet, walkability
- Smaller, lower cost housing. Close to mass transit, alternative transportation (walk, bike)
- Neighborhood
- Spirit of community; a balance of social connection with individual homes. The welcome or front doorway to residential area of village. Family centered, walkable to school, shopping, and bus route
- Affordable housing; community; single-family homes, largely owner-occupied previously. Close to mass transit, commercial businesses
- Good location for mixed use
- Neighborhood flooding; location; small plots/houses – diversity; easy to live without auto
- Affordable home ownership. Small home rental opportunities. Homes close to a bus line
- Prime real estate (location) – proximity to hospitals, downtown, etc.; bike path; stellar grammar school
- Smaller family homes, good location, convenient
- Affordability, proximity to services, walkability, access to public transport, bike path, low cost housing
- Most visible area of Shorewood Hills from University Avenue. Affordable, smaller housing
- Family housing; lower cost housing, including smaller houses
- Affordable, smaller, single-family homes (rental or owner-occupied)
- Location – village and city. Affordable housing – good balance of housing in the Village. Great neighborhood
- Owner-occupied more affordable housing; community; proximity to public transportation, shopping, post office
- Affordable, single-family homes and true neighborhood. All ages, diversity, easy access
- Cheap housing. Neighborhood
- Maintain diversity of housing types within the village
- Neighborhood feel; easy commute and access to shopping, etc. Affordable

ASSETS, ISSUES, AND OPPORTUNITIES

- Stormwater management
- Wonderful residents who have volunteered, contributed and enhanced the village – many with families
- It is a closely knit neighborhood community that is more affordable than most homes in the village. Green space needed.
- Affordable housing in a family oriented community. R-2 zoning.
- Affordable single-family housing integrated well with the larger community of Shorewood.
- More affordable family housing
- More affordable family homes/residential neighborhood. Proximity to bus routes, Hilldale, Walgreens, etc.
- Quaint, tree-lined “small” home location. Location. Single-family community. Access to village amenities.
- Low income housing
- Affordable housing in Shorewood Hills. Good location.
- Location
- Small compact lots and therefore affordable housing
- Relatively inexpensive housing
- Smaller affordable housing; a community feel, neighborhoodliness; proximity to services and retail and employees
- The families who live in the neighborhood and their homes
- Affordable housing. Proximity to services
- Trees; neighborliness; proximity to the UW and other worthy employment resources
- Family neighborhood; convenience of access to shopping, bus line, bike path, UW; dead end streets for safety of children; low crim rate
- Trees and landscaping; single-family homes; affordable housing; diverse neighborhood – age, sex, racial, disability
- Great neighbors, location, affordability

2. Today and in the future, what do you think will be the most important assets the Garden Homes neighborhood has to offer?

- Location, close to Hilldale Mall, post office, grocery stores, banks, hospital
- Affordable housing option and green infrastructure; walkability; housing for families, seniors
- Location
- History
- Could remain affordable option within Village of Shorewood Hills
- Offering affordable owner-occupied homes or possibly senior living? Maintaining neighborhood feel and ability to be more connected to larger Village community
- Scale/community, entrance into Shorewood Community
- Possible senior living community (access, scale, resources)
- Opportune time to do analysis on water, usage – who pays, who gets
- Location, affordable housing
- Could serve some function as #1 and contribute to village tax base
- Real estate, valuable land, proximity to retail property - \$
- It will become supremely attractive to semi affluent young families and mid to older 2-person families so common now.
- Area in high demand for affordable housing. Great location. School
- Location
- Currently private neighborhood
- Good school district for families
- Small affordable housing
- Quiet, safe neighborhood, great for raising children
- Continuing to provide affordable, single-family homes – owner-occupied
- Close knit neighbors
- Owner, family homes
- Spirit of community – opportunity to meet neighbors, get involved, or observe events in Village. Convenience of location. A respect from the density

ASSETS, ISSUES, AND OPPORTUNITIES

- The location along the University Avenue corridor makes it unique in the village
- Accessibility to bus lines. Opportunity for commercial businesses to have access to University Avenue
- Stormwater management, definitely
- Well, provided it can be rebuilt, cozy residences for single families
- Family housing protected with Madison for stormwater improvements. Townhouses for elderly who want to stay in the village
- Location, location, location – close to various modes of public transportation, retail businesses. Walkable, bikable. Close to elementary schools
- Affordable housing; historic continuity; enhanced value for the village
- Proximity to public transportation, shopping, post office
- Maintain diversity of housing types within the village
- Location – access to bus routes, shopping, etc. Possible light rail stop.
- Nothing right now and no more single family homes! The area is too low.
- Small single family homes – owner-occupied units. Green space. Equal voice for all owners. Assets like the pool will be overwhelmed by apartments.
- A local neighborhood in the midst of urban development, which is safe and affordable for families with access to the benefits of a larger village (i.e., community events, pool, tennis courts, elementary school)
- Affordable single-family housing; green space; separation from University Avenue; R-2 Zoning
- Affordable housing; increased tax base
- Affordable area for families and individuals
- Zoning; location; option for down-sizing, but staying in village; separation from University
- Not much. Maintain the feel of a neighborhood
- Affordable housing in Shorewood Hills. Good location. Close to necessary businesses and stores if the residents don't have transportation.
- Maintain residential neighborhood environment
- Small, compact lots and therefore affordable housing
- Stormwater management
- Smaller affordable housing; a community feel, neighborhoodliness; proximity to services and retail and employees
- Location: very suitable for people without cars because of proximity to bus route and bike paths and shopping, entertaining within walking distance.
- People owning and maintaining their homes
- Affordable housing. Proximity to services. Flood remediation.
- Employment resources of importance to Madison and neighboring towns
- Proximity to shopping, services; neighborhood community, good neighbors; affordable housing, single-family homes
- Affordable housing; single family housing (R-2 zoning with lots smaller than 5,000 sq ft); diverse neighborhood
- Affordable, it's been a great little neighborhood

Issues

3. In the past, what have been the most significant issues, challenges, or trends surrounding the Garden Homes neighborhood?

- Flooding in Garden Homes
- Flooding events. Housing stock
- Weird squeezed in location among commercial development
- Flood risk/water
- Cutoff from the rest of residential neighborhood
- The stormwater issue and constant flood is a significant issue. The location and development around Garden Homes is looming
- Flooding, being owned by one individual
- Flooding (9)
- Flooding events – age and condition of housing stock. Who pays?
- Flooding. Lower income – lower representation – lower involvement politically
- Building of Hilldale

ASSETS, ISSUES, AND OPPORTUNITIES

- Developer effort to change from many owners to one
- Reversal of traffic as Maple, Locust, Burbank was once not a cut through. Entrance was from University Avenue only to Maple and Burbank
- Somewhat removed from the rest of the village
- More and more homes bought by one person
- Flooding. Traffic cut-through
- Stormwater management
- Noise from University Ave and buildings
- Flooding, encroaching development
- Flooding, water management
- Homes not family owned – developer accumulating homes
- Flooding issues. Loss of homes since flood
- Flooding every summer at intersection of Midvale and University – University Ave, my property as well.
- Flood, development
- Flooding. Impact of commercial on West Maple Terrace. Owner-occupied to rental. Traffic
- Flooding – all being bought by one person?
- Pressure from outside area to change/stormwater events. Since elevated sidewalk – outside stormwater, not a problem until Aug 20 when much of Dane County had problems.
- Flooding; influx of rentals vs. owner-occupied; traffic on perimeters; pressure for change from outside
- Stormwater
- Inclusion in neighborhood of Shorewood – not all rental at University Ave
- Number of new housing available – rental
- Fair process – resident divide, but this gathering is a good start
- Flooding. Surrounded by commercial properties.
- Climate change (100-year floods every five years – building on “swampland”) or at least “bottom of hill”
- Potential loss of any (remaining) affordable housing in Shorewood Hills
- Stormwater management, traffic, noise
- Traffic; noise; flooding; construction surrounding it; decisions on retail (bookstore, more neighborly than UW Credit Union); apartments developing area
- Challenges – stormwater flooding. Trends – over last 25 years, trend from owner occupied to rental – resulting in more transient population
- Flooding, traffic, large adjacent developments
- Stormwater management; property accumulation by a single owner
- Flooding, traffic
- Flooding. Conversion of single-family to rental
- Poor drainage plan on backdrop of surrounding commercial development
- Stormwater/flooding issues. We are on the “wrong side of the tracks” and historically have felt and likely been treated like second class citizens. Traffic – largely altered when Maple Terrace become a cul-du-sac.
- We need to preserve single family homes owned by the inhabitants. Stormwater management!
- Stormwater damage and drainage has been trending upward. Challenges to the neighborhood have also come from the proximity of newly built (2017) apartments.
- Stormwater management; increasing rental vs. owner-occupied; rentals have increased transient residents with lack of concern for property improvements
- Flooding; rental
- Stormwater flooding too frequently
- Stormwater flooding
- Flooding. Some poorly kept house appearance. Multiple homes with single owner
- Flooding; proximity to tracks; difficult accessibility
- Traffic, flooding
- Flooding is most significant issue in past. Trend toward commercial development in area. Congestion from traffic.
- Flooding. Noise from University Avenue, especially emergency vehicles.

ASSETS, ISSUES, AND OPPORTUNITIES

- Water issue (flooding)
- Flooding; transition from homeowners to renters
- Flooding and stormwater management; developer buying single family houses to build “box” housing; lack of green space and trees and landscaping
- Flooding, fighting of redevelopment

4. Today and moving forward, what do you think will be the most significant issues, challenges, or trends surrounding the Garden Homes neighborhood?

- Probably flooding unless something else is done to prevent this from happening again.
- Affordability, walkability
- Address issues of being cutoff from residential neighborhood and flood risk
- Stormwater issues and constant flooding, plus the pressure from developers to use this opportunity to change the neighborhood
- Being owned by one individual. Flooding
- Lets put everything up front including any plans by Degan – keeping ideas out is never a good plan. This is the time to make decisions for the future. This means looking at all options, not rushing. Putting all options on the table. Redevelopment as it was is probably a ship that has sailed. I would like to examine Tom Degan’s plan early on, not later.
- Prevent flooding, provide affordable housing
- What should be done to replace demolished homes?
- Flooding – powerful/wealthy real estate purchasers
- Garden Homes treaty – dissolving it
- The cost of stormwater remediation; land will become more and more expensive
- Garden Homes treaty pact
- Traffic
- Stormwater runoff (large apartment buildings, Locust drains to B.P.)
- UWCU is significantly higher level of ground than neighboring properties
- Locust drains down from Lodge and inclines to UWCU
- Stormwater and noise
- Managing flood waters. Maintaining the feel of the neighborhood (single family houses)
- Water management, rebuilding – curbs, gutters, drop streets. Neighborhood – green spaces, single-family owner-occupied homes so folks are invested in the community
- Keeping Garden Homes single family houses block
- Flood; walled in
- Water management. Owner occupied vs. rental. Single family vs. multi-family
- Flooding (3)
- Remain and build a resilient community – prepare for and response to the challenges
- Flooding; traffic on perimeters; limited funds to finance flooding issue solutions
- Ongoing flooding issues – biggest challenge
- Relocating long-time Garden Home residents. Flood issues.
- Fixing stormwater drainage, prevention of future flooding and damage to homes, businesses, and streets
- Flooding, reaching consensus, reconciling private and public interests
- Not being squeezed out – getting rebuilt
- Coordinating with Madison on stormwater removal. Almost all water comes from Madison. How to build empty lots.
- Challenge – pressure to maximize development and return on investment by property owners quickly, resulting in decisions that may not be in the village’s long-term interest. Challenge – stormwater management
- Continued flooding; overpowering adjacent development; pressure to “join the crowd” of large development projects
- Stormwater management; demolished homes/empty lots.
- Maintaining the neighborhood in areas of mounting odds
- Push for multi-family higher value
- Overdevelopment, yielding to profiteers

ASSETS, ISSUES, AND OPPORTUNITIES

- Determining whether alternatives to single family bungalows are acceptable. Regaining a sense of neighborhood/community. Finding a balance between owner-occupied and rental property owners. Are there any ways to solve the flooding issues?
- No new single family homes
- Development
- Apartment buildings encroaching on the single family houses. More profitable to owners – very detrimental to Shorewood. R2 zoning eliminates possibility of apartment buildings!
- Preserving community. Stormwater.
- Stormwater management; providing owner-occupied affordable housing; if rental housing – integrating multi-family into neighborhood; if commercial – increasing commercialization encroaching on village
- Stormwater management; new building plans appropriate to the area
- Flooding; potential displacement of current 12 owners or development that considers those owners. How to maximize tax base?
- Flooding! How to utilize area when flooding will continue to occur?
- One owner limits options on those many lots. No more commercialization. Lots are very small – replot. Community we lost – preserve
- Flooding. Multiple demolished homes owned by a single person
- Avoiding heavily commercial/business location intrude. Also, having land mostly owned by one person.
- Financing major change
- Flooding must be dealt with
- Single family owner-occupied housing. Will the owner sell houses or condos instead of renting?
- Wise use of the area
- Possibility of more flooding. More housing for UW-Madison employees
- Flooding abatement; new development of Burbank Place; maintenance of family neighborhood, community, affordable housing
- Flooding and stormwater management; demise of single family homes that are affordable; lack of green space
- Redevelopment after flooding

Opportunities

5. **Are there existing opportunities that could help address the issues or challenges that the neighborhood faces? Are there opportunities to better utilize any of the neighborhood's assets?**
- Use of green infrastructure to address runoff; flooding events; green development; inter-generational community
 - Yes, “green” technologies/landscaping techniques could be a model development of affordability
 - Co-housing – senior and other – opportunity for innovative housing forms. Could be built to form connex to other residential area
 - The opportunity to create space for seniors might be good, but I’m concerned about the existing neighborhood community and the single-family make up
 - Since we have become a senior majority community possible senior living community (access, scale, resources)
 - What options for preventing flooding? How would individual homeowners contribute (or not) to the cost? What about apartments/condos? Build for low cost to young or old.
 - An area that may want higher density development and higher assessed values – may be necessary or appropriate to deal with flood prevention or mitigation
 - Village backing of rights, history, and current single property landownership
 - Mass flooding attracts attention of fellow villagers affected by flood
 - Wealthy village could support owners struck by this tragedy
 - Yes, lots – both water and who owns or lives there.
 - Some form of condos, townhouses, etc. to become more dense
 - Study water drainage of Locust incline
 - Make sure nothing is further built to drain rainwater to existing houses
 - Great location

ASSETS, ISSUES, AND OPPORTUNITIES

- Currently demolished homes provide an opportunity to rebuild them without flood issues for them. In addition, rebuild landscape could be done to assist existing houses with potential flooding. Huge opportunity for homeowners to work with developers to redevelop entire neighborhood in a way beneficial to all.
- Because Burbank is mostly empty, it is an opportunity to build attractive, affordable, single-family homes
- Opportunity to create park space/dog park
- FEMA support for flooding problem. Shorewood Hills work with Madison to address flooding on University Avenue
- Rebuild in a way that does not increase flooding to existing homes
- Need to fix the flooding
- With the open land, resilient homes built and an open area for a park and stormwater detention
- Use portion of removed housing acreage for retention basin(s)? Increase number of owner-occupied residences via density (row houses?). Additional green space.
- We can start over right now and manage stormwater better
- Update stormwater. Senior housing. Houses to downsize to. Smaller owned house to start to live in before buying larger houses
- Provide public funds to protect existing homes from further flood damage. Limit what can be developed on the Degan property.
- Become a model for a truly “international” village – welcoming the immigrants and refugees. Show costs as they correspond to various development scenarios (density of homes)
- First and foremost, the flooding issue must be addressed. The stormwater in Garden district and down the rail road corridor to Port Farm Park, the pool and tennis courts ought to receive first priority of tax dollars and work to fix the problem.
- Stormwater management must be a priority. All the past assets remain.
- Connections with Shorewood Hills. Improvements with through traffic
- More senior housing – row housing, townhouses. Madison area has not townhouses outside of Middleton Hills
- Opportunity – Garden Homes can become a model area/neighborhood of small single-family homes (e.g., Middleton Hills, mini-Gerogetown). Opportunity – stormwater relief tunnel to Lake Mendota
- Proposed large stormwater tunnel to be constructed in 2030.
- Reestablish wetlands
- Village needed on Madison committees dealing with floodwater
- Solve flooding
- Zone exclusively for single family homes on existing lots. Aggressively solve drainage problems.
- Yes, but are they acceptable? Make a rain garden? Buy out the properties and make public space?
- The city must be made to stop the 80% of the water that ends up there. Build nothing until the flooding is solved.
- The fact that so much is vacant offers an opportunity
- We need to preserve the small home owner-occupied community that has always been there. Raise the homes! Green space, flood retention.
- Stormwater management
- Improved stormwater management; Dog Park; green space; replant trees
- Can stormwater runoff be dealt with more effectively? Are there engineering solutions?
- Madison addressing stormwater. Dog Park. Not allowing development that just pushes the issue onto others
- Park, open space. Restore and make a pond
- Improving stormwater management. Maintain neighborhood as a unit
- Good chance to plan now, since so few houses.
- Absence of houses is both an opportunity and a problem
- Small lot size creates opportunities for unique affordable and small houses. Perhaps create green space that can assist with flooding issues or other stormwater feature to assist with stormwater issue.
- Possibly – curbs or lowering the street could help with flooding; encourage single-family homes; more trees
- Better drainage and stormwater management to attempt to avoid flooding; retention pond; restore character
- Keep it the same. Restore the character of the neighborhood.

VILLAGE OF SHOREWOOD HILLS
LISTENING & VISIONING SESSION
GARDEN HOMES NEIGHBORHOOD
CONSULTANT COMMENTS

January 10, 2019
7:00 – 9:00 p.m.

- Loss of affordable housing near transportation
- Wall has helped flooding
- Redevelopment will affect remaining homes
- Loss of trees and noise increasing
- Remaining homeowners are feeling pressure
- Interested in short-term flood improvements
- Way to redevelop without increasing flooding
- Will there be a requirement for green space?
- People prefer character that was there – affordable single-family development with some rental for redevelopment
- Redevelopment should not exacerbate flooding for remaining homes
- Desire for a fair and balanced process
- Small houses provided housing diversity and historic continuity
- Concerns to maximize ROI may lead to forced solution
- Middleton Hills as a potential model for small scale multi-family and small lot single-family with historic character architecture
- This is a unique opportunity to decide the future – need for careful process and consideration of broad options
- Sense of community
- Long-time residents are valued members of the community
- Strong assets for affordable family housing
- Effort to represent perspective of lower income residents
- Remaining homes remain flooded on regular basis
- Middleton Hills and Johnson Street redevelopment
- Diversity of ages and family types helps to round-out village as a whole
- Balance of rental and owner-occupied
- Garden Homes area has always been marginalized in village
- Opportunity for Madison helping with solution
- Potential to restore ecology
- Potential to continue to provide affordable housing
- Garden Homes has a prime location perfect for affordable home ownership
- Need to anticipate climate change and worsening flooding
- Many people in the community are grieving about loss of housing and community
- Can Garden Homes area provide potential stormwater solution for other parts of the village?
- Develop an international village with affordable housing = refugees
- Noise from University Avenue and from rail
- Opportunity for green space and pond
- Maintain area as a cohesive neighborhood
- Remaining residents want to retain neighborhood
- Replace lost trees

SMALL GROUP SUMMARY: ASSETS, ISSUES, AND OPPORTUNITIES

The Table Recorder recorded the **summarized** thoughts of everyone in the Table Groups on this recording sheet. If a person's ideas has already been recorded, they were asked to list their next idea. **The goal is to list each unique idea only once.**

1. Assets

Group 1

- Family neighborhood, diversity, single-family
- Affordability,
- Little traffic
- Trees
- Proximity to UW, employment, and services
- Close to bike path and bus routes, a part of history

Group 2

- Low income housing
- Location – close to stores, businesses
- Type of people = neighborhood

Group 3

- Affordable single family housing
- Access to amenities/transportation
- Community commitment
- Quaint, neighborhood
- Low traffic
- Single-family (rental/owner-occupied)
- Future – owner-occupied multifamily (e.g., townhouses)

Group 4

- Inexpensive housing
- Good landlord
- Neighborhood feel, tight-knit community
- Diversity of ages, family types, backgrounds
- Location relative to shopping venues, bus routes

Group 5

- Source of smaller family tenant or owner-occupied homes
- Relationships among residents – neighborhood
- Smaller houses add to housing diversity of Shorewood Hills
- Proximity to services (public transportation, bike path, shopping)
- Most visible village housing in Shorewood Hills
- Opportunity to create historic continuity

Group 6

- Diverse professionals – city workers, teachers, UW staff
- Affordable small, single-family homes
 - Owner-occupied; quiet, safe, sense of community
 - Young professionals – like University housing
- Great location
- Long-time residents in twelve owned homes, 25+ years; valued members of Shorewood Hills
- Valuable real estate, location
- Supremely attractive to young people who haven't started families – they want small homes near other young people
- Schooling, location, private neighborhood
- Neighborly – community – proximity to shopping, diverse retail, transportation, biking, rail

Group 7

- Convenience of location (business/shopping)
- Single family homes, small homes – sense of community. Specific to Garden homes – historically affordable housing.
- Sense of history. Possibly remain an affordable option.
- Possible senior living options, affordable.
- Opens possibilities/options that did not exist prior

Group 8

- Small family homes
- Good location – convenient/good location for mixed use
- Affordable home ownership
- Homes close to bus line/prime real estate location – easy to live without a car – bike path, great elementary school, proximity to hospital

Group 9

- Neighbors, unfortunately we've lost a lot. We've lost a lot of trees, it's much louder now
- Spirit of community.
- Affordable housing
- Walkability, close to transportation
- Welcome into Shorewood
- Owner-occupied housing

2. Issues

Group 1

- Flooding, change in occupancies (ownership to rental)
- Lack of trees
- Single-family to multiple occupancies
- Density

Group 2

- Flood
- Multiple homes owned by one person with undisclosed plans
- Single family zoning
- Traffic noise – proximity to rail

Group 3

- Flooding/stormwater management – don't exacerbate issue
- Conserving community
- Entire village – balance of owner-occupied vs. rental (concern about saturated rental and commercial property)
- Maintain access through village – no access from University
- Decision-making process – fair despite ownership of majority by one owner

Group 4

- Flooding (past/present)
- Traffic (past)
- Balance between owner-occupied and rental
- Big push for multi-families
- Loss of sense of community
- Feel there has been unfair treatment/marginalization/alienation of residents. Prior development plan twenty years ago that included creating apartments
- South of tracks
- Developed mindset imparts a ceiling to improvements
- Lack of transparency

Group 5

- Stormwater flooding
- Reconciling private and public interest
- Demolished homes/empty lots
- Trend from owner-occupied to rental has created more transient population
- Large adjacent developments put pressure on area
- Property accumulation by single owner
- Pressure to maximize ROI quickly and the resulting quick decisions may not benefit the village long term

Group 6

- Traffic, encroaching development
- Bucket – water from all directions!
- Who will pay for water remediation?
- Lower income – lower representation
 - Building of Hilldale
 - Rental vs. caring owner engaged in community
 - Traffic reversal – traffic flow problems
- Curbs – water not going to drain – Maple Terrace sloped
- “Garden Homes Treaty Plan” – single family homes
- Flood management
- Maintain neighborhood feel, home owners – invested in community
- Marsh or pond?
- Grading – Walgreens, UWCU higher than homes – big problem!
- Dog park?

Group 7

- Flooding! Water, in general, has been an ongoing issue
- Water – stormwater management issues
- Looming development and current development
- Cut off from the rest of the community

- Issue of ownership – one person owning majority of homes
- Lot sizes not even at minimum scale
- Lack of knowledge of planning by owner of majority of plots
- Sequencing of Shorewood members suggestions vs. owner of majority of lots suggestions for land
- New lot zoning issues?

Group 8

- Flooding
- Climate change
- Potential loss of affordable homes
- Need to help our neighbors in Garden Homes. Recognize that Garden Home families are grieving

Group 9

- Flooding – happens every summer
- Going from owner-occupied to a lot of homes owned by one person who has possible alternate ideas for development
- Fishbowl feeling, noise has increased now that trees are gone, with increased development more foot traffic, noise, light, pressure to redevelop
- Limited funding to fix flooding and rebuild. What will happen next summer? Short term solution because flooding solution could take years. Who is going to buy our houses now? There is only one buyer.
- The more buildings that go up, the more the quality of life for owners decreases

3. Opportunities

Group 1

- Stormwater management, retention pond
- Restore character of the neighborhood

Group 2

- Green space
- Better stormwater management
- Maintain neighborhood as a unit

Group 3

- Improve stormwater management

Group 4

- Comprehensive stormwater solution (with input from city – become involved in city decision-making)
- Area, cleared of homes represents an opportunity to restore original ecology of the region
- Reaffirm opportunity to demonstrate support for diversity of housing types within Village and inexpensive housing

Group 5

- Could become model area like Middleton Hills (reduced setbacks, back alleyways, curved roads, commercial at entrance, purpose built community of all ages, including townhouses/row houses, tighter living arrangement with single family units)
- Upgrade stormwater conduit between Shorewood Blvd and Midvale
- Public-Private partnership (village will put money into neighborhood so should be able to have influence on redevelopment)

Group 6

- New homes; manage water; raise land, water management
- Single family homes
- Townhomes like Johnson Street or Middleton Hills
- Existing homeowners work with developer for good of community

Group 7

- Location – based on current development in surrounding area
- Some form of redevelopment
- Green technology/land scaping – opportunity to implement
- Senior living space – based on access/location
- Opportunity to mediate flooding/water issues/stormwater
- Promote intergenerational living community in a walkable neighborhood – access to businesses and services

Group 8

- Use land to catch flood waters to protect nearby homes and whole village
- Become a model for a truly “international” village – welcoming immigrants and refugees

Group 9

- Concerns about how any redevelopment will affect the flooding of current owners. Take some of the land and make a retention pond? Rebuild to not increase flooding to current owners.
- How does development affect people around the pool? Will water flow there?
- Will there be a requirement of green space?

Assets, Issues, and Opportunity Activity Comments

Assets (past, present, and future)

- Ideal location and neighborhood “feel” (proximity to amenities/employment/schools and sense of community) (92)
- Affordable single-family homes (starter homes + rentals) and housing diversity (79)
- Future demand (5)
- History (3)
- Stormwater management (3)
- Residents are volunteers in community (2)
- Resident’s attachment to their property (2)
- Good location for mixed-use (2)
- Senior Living Community (2)
- Contribute to village tax base (1)
- Privacy (1)
- Good landlord (1)

Issues (past, present, and future)

- Flooding, stormwater, and existing elevation differences (110)
- Surrounding development (access, noise, traffic, density, and future pressures) (48)
- Degan - Single ownership, accumulation of land, turning into all rentals, and his plan/process for the future (40)
- Loss of affordable single-family housing (24)
- Single-family homes/zoning/lot sizes (4)
- Housing stock condition (3)
- Garden Homes Treaty (3)
- Relocating existing residents (1)
- Financing (1)
- Smart reuse of neighborhood (1)

Opportunities

- Address/prevent flooding and work with Madison on it (add stormwater retention and green infrastructure/development) (46)
- Remain single-family/retain character of neighborhood/affordability (17)
- Inter-generational community (senior, young, family, immigrant) (12)
- Open space or park (11)
- Higher density (6)
- Location/vacant land (6)
- Village backing existing property owners/Public-Private partnership (3)
- Improved communication (1)
- Improve traffic flow and access (1)

MEETING SIGN-IN SHEET – PLEASE PRINT CLEARLY

Project:	Shorewood Hills Garden Homes Neighborhood Listening & Visioning Session	Meeting Date:	January 10, 2019
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