

CONTINUE THE DISCUSSION



SHOREWOOD HILLS
GARDEN HOMES NEIGHBORHOOD
REDEVELOPMENT ALTERNATIVES PUBLIC MEETING
FEBRUARY 5, 2019 *from 7:00 to 9:00 PM*
LOWER LEVEL BOARD ROOM, VILLAGE HALL, 810 SHOREWOOD BLVD

AGENDA

- Introductions
- Study Goals and Process
- January 10th Meeting Summary
- Key Assumptions
- Concept Alternatives
- Small Group Exercises & Discussions
- Wrap-up and Next Steps

STUDY 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
- Develop written objectives to guide redevelopment
- 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



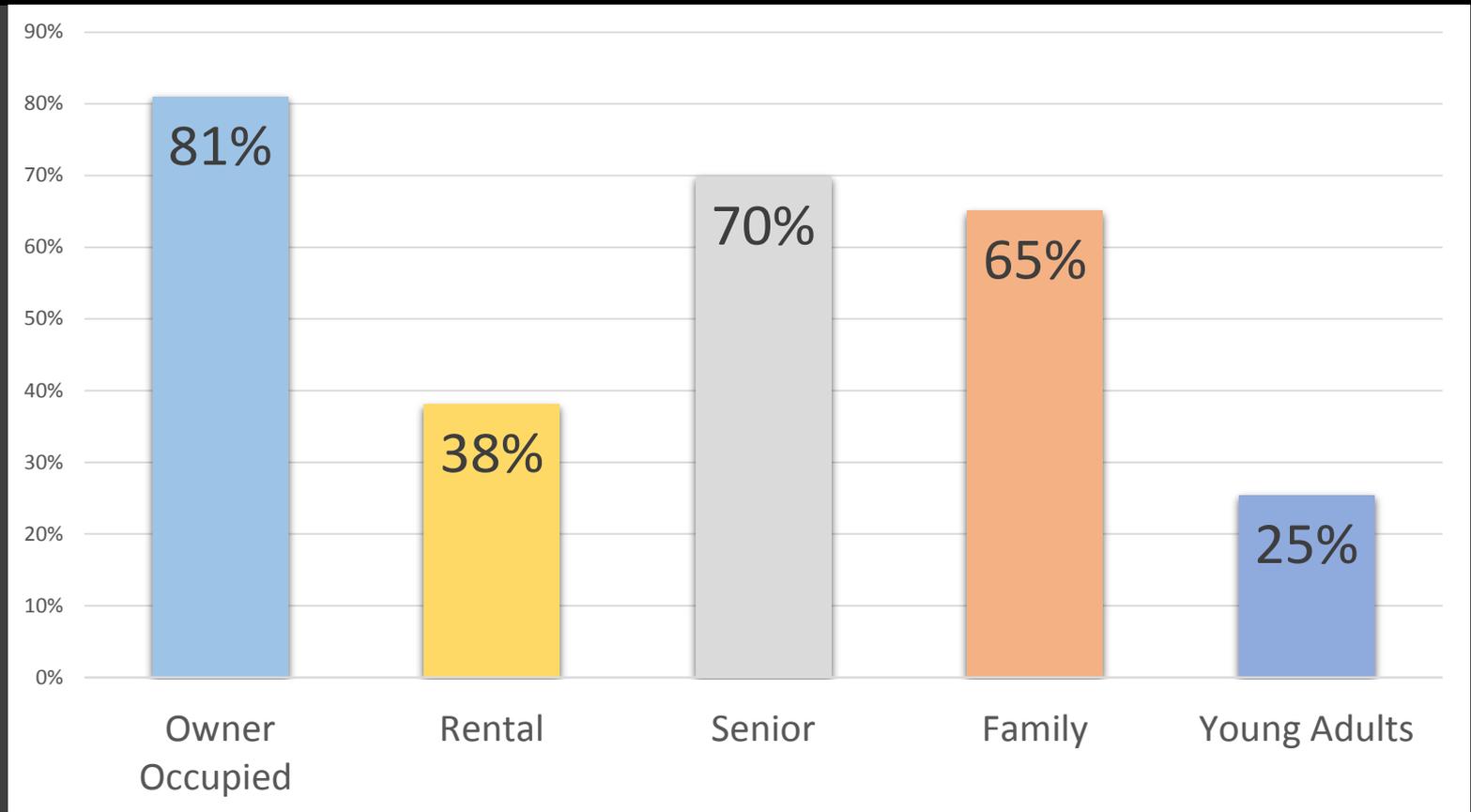
*Feedback from
January 10th
Listening &
Visioning Session*

REVIEW



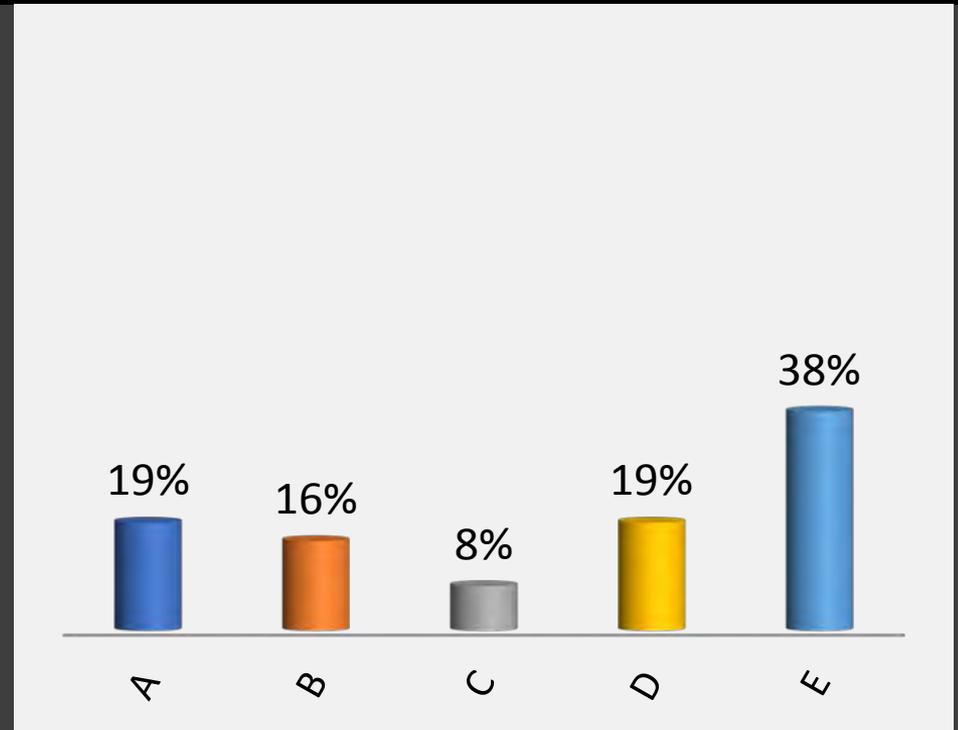
the village of
SHOREWOOD HILLS
Wisconsin

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



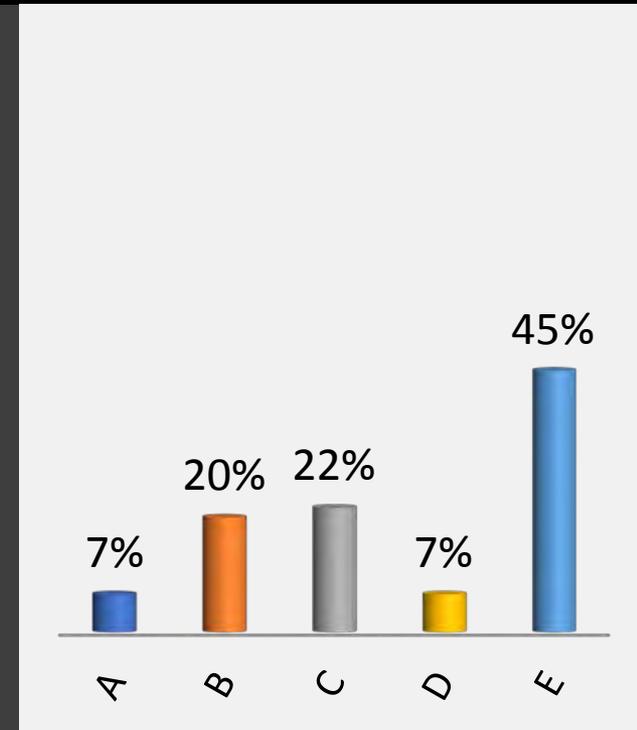
A **MIX OF USES** SHOULD BE EVALUATED IN THE STUDY AREA (SUCH AS RESIDENTIAL, RETAIL, AND/OR OFFICE).

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



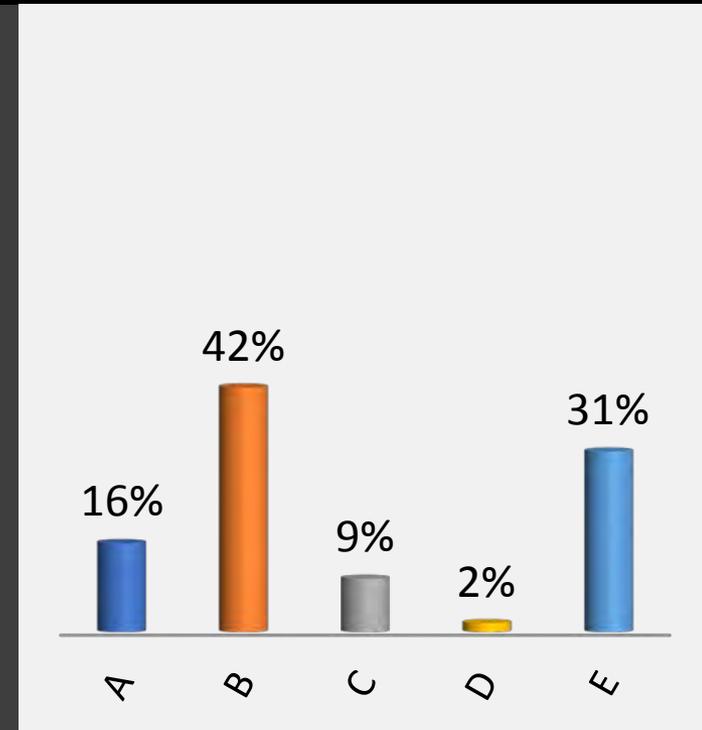
OF THESE GOALS STATED IN THE VILLAGE'S *COMPREHENSIVE PLAN*, WHAT SHOULD BE THE **TOP PRIORITY FOR SHOREWOOD HILLS AS A COMMUNITY MOVING FORWARD?**

- 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



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



COMMENT SUMMARY - ASSETS

- Proximity to UW, employment, and services
- Affordable single family housing
- Access to transit and bike path
- Low traffic
- Neighborhood feel, tight-knit community
- Smaller houses add to housing diversity of Shorewood Hills
- High visibility

COMMENT SUMMARY - ISSUES

- Flooding/stormwater management
- Balancing owner vs. renter occupancy
- Density of surrounding development puts pressure on neighborhood
- Isolation from rest of Village (few access points)
- Existing single family zoning
- Public vs. private interest

COMMENT SUMMARY - OPPORTUNITIES

- Long-term stormwater solution
- Cleared homes allows rethinking of layout and ecological balance
- Possible addition of significant shared green space in place of large private yards
- Demonstrate support for affordable and diverse housing stock
- Moderate increase in development density that works within surrounding context, but not out of place among remaining homes

PURPOSE OF TODAY'S MEETING

- **Review and evaluate** draft Redevelopment Concept Alternatives
- **Integrate feedback** into draft Development Objectives (text) for Plan Commission & Village Board consideration



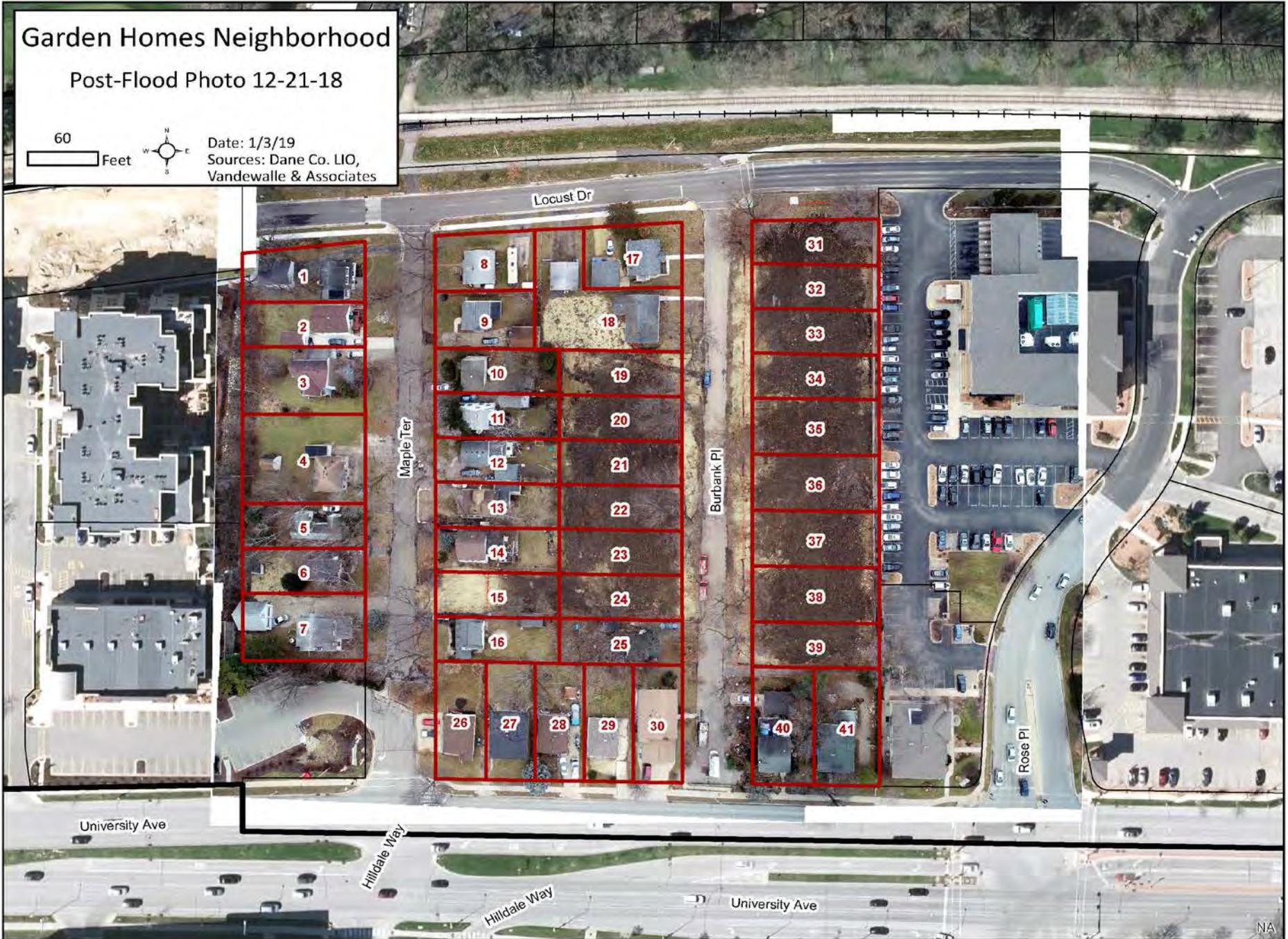
Garden Homes Neighborhood

Post-Flood Photo 12-21-18

60 Feet



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



Locust Dr

Maple Ter

Burbank Pl

Rose Pl

University Ave

Hilldale Way

Hilldale Way

University Ave

Garden Homes Neighborhood

Contiguous Redevelopment Area

60
Feet



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



2.7 Acres



ASSUMPTIONS

 the village of
SHOREWOOD HILLS
Wisconsin

- *Elevation & Stormwater*
- *Infill Density & Phasing*

Drainage Basin Village of Shorewood Hills



LEGEND

-  Drainage Basin
-  Municipal Boundary

Scale

1" = 100 Feet

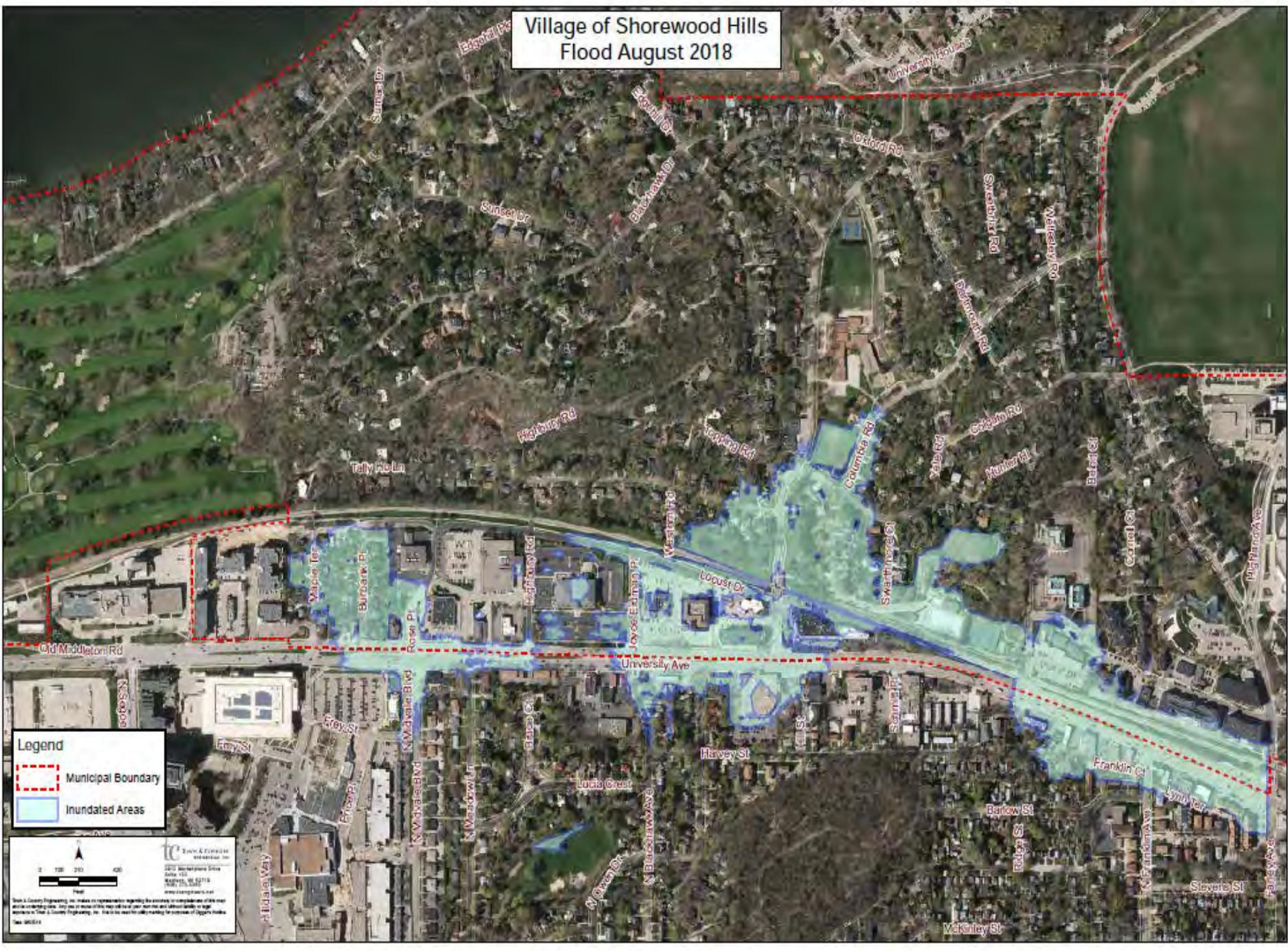
North Arrow

tc TECHNICAL CONSULTANTS & ENGINEERS

2012 MAPS/DRAINAGE PLAN
SHEET 027
MUNICIPALITY OF SHOREWOOD HILLS
(608) 275-3302
www.shorewoodhills.net

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Village of Shorewood Hills Flood August 2018



Legend

- Municipal Boundary
- Inundated Areas

TC
Town & County
Engineering & Construction
2022 Lakeshore Drive
Suite 100
Morton, IL 61550
www.tcengr.com

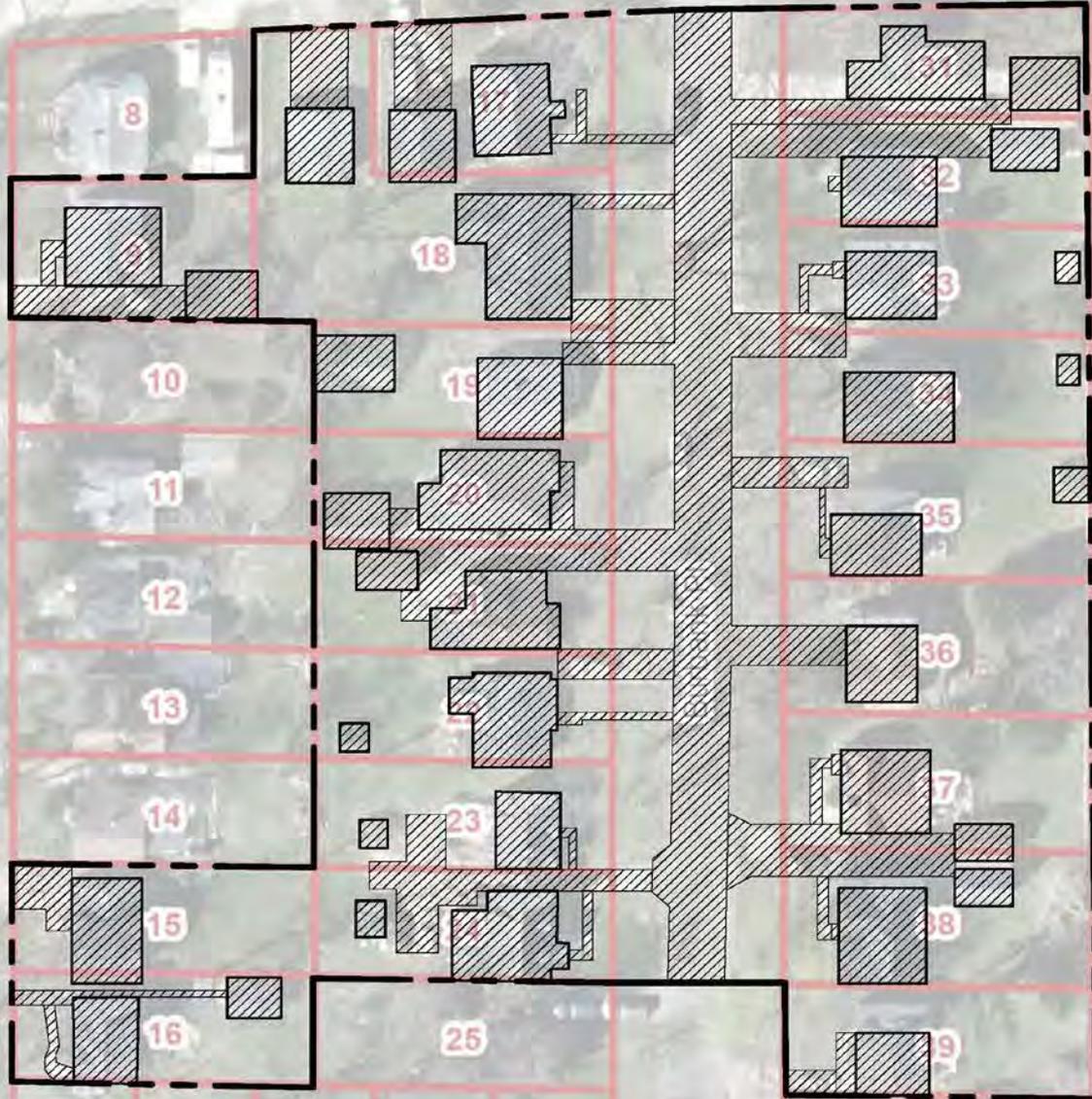
Scale: 0 100 200 400 Feet

Shore & County Engineering, Inc. makes no representation regarding the accuracy or completeness of the map and underlying data. Any use of the map will be at the user's own risk and without liability in any manner to Shore & County Engineering, Inc. This is not for official marking for issuance of Ejecta Orders.
Map: 8/18/18

Locust Dr

Shorewood Garden Homes Pervious Surface Study

Maple Ter



**~2.70 Acres
total area**

**~1.05 Acres
impervious
surfaces**

**~39%
impervious
surfaces**

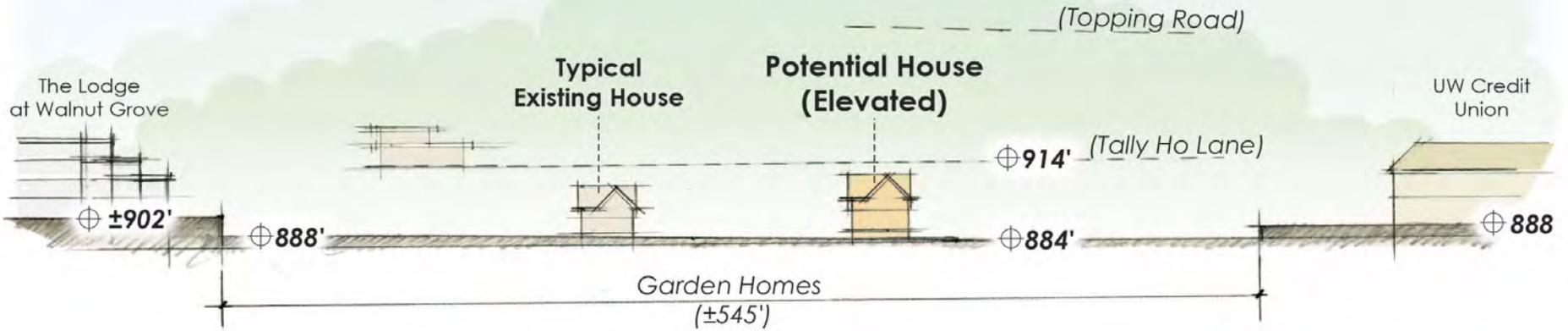


KEY ASSUMPTION: ELEVATION AS BEST SHORT-TERM STORMWATER MITIGATION STRATEGY

- Large-scale changes to basin-wide stormwater infrastructure are years away
- Development of vacant lots expected well before changes are implemented
- Elevating living area of new units by ~4 feet is the most logical method to protect against extraordinary rain events (8/2018 flood elevation)
- Selected elevation method will need to ensure:
 - existing flood issues are not exacerbated
 - adjacent/downstream development is not adversely impacted

GARDEN HOMES NEIGHBORHOOD
AREA CROSS SECTION

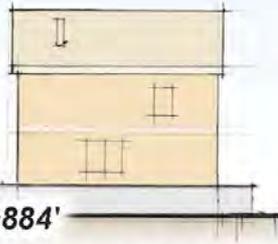
Madison, Wisconsin



GARDEN HOMES NEIGHBORHOOD
BUILDING ELEVATION TECHNIQUES

Madison, Wisconsin

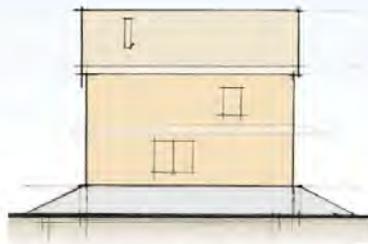
1



Fill Entire Site

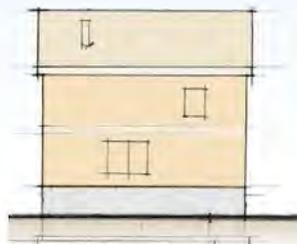
Approximate
Existing Grade

2



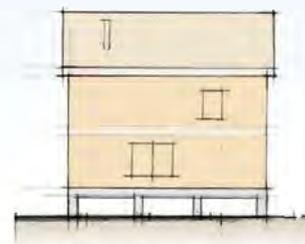
**Berm up to
Building Pad**

3



**Raised
Foundation**

4



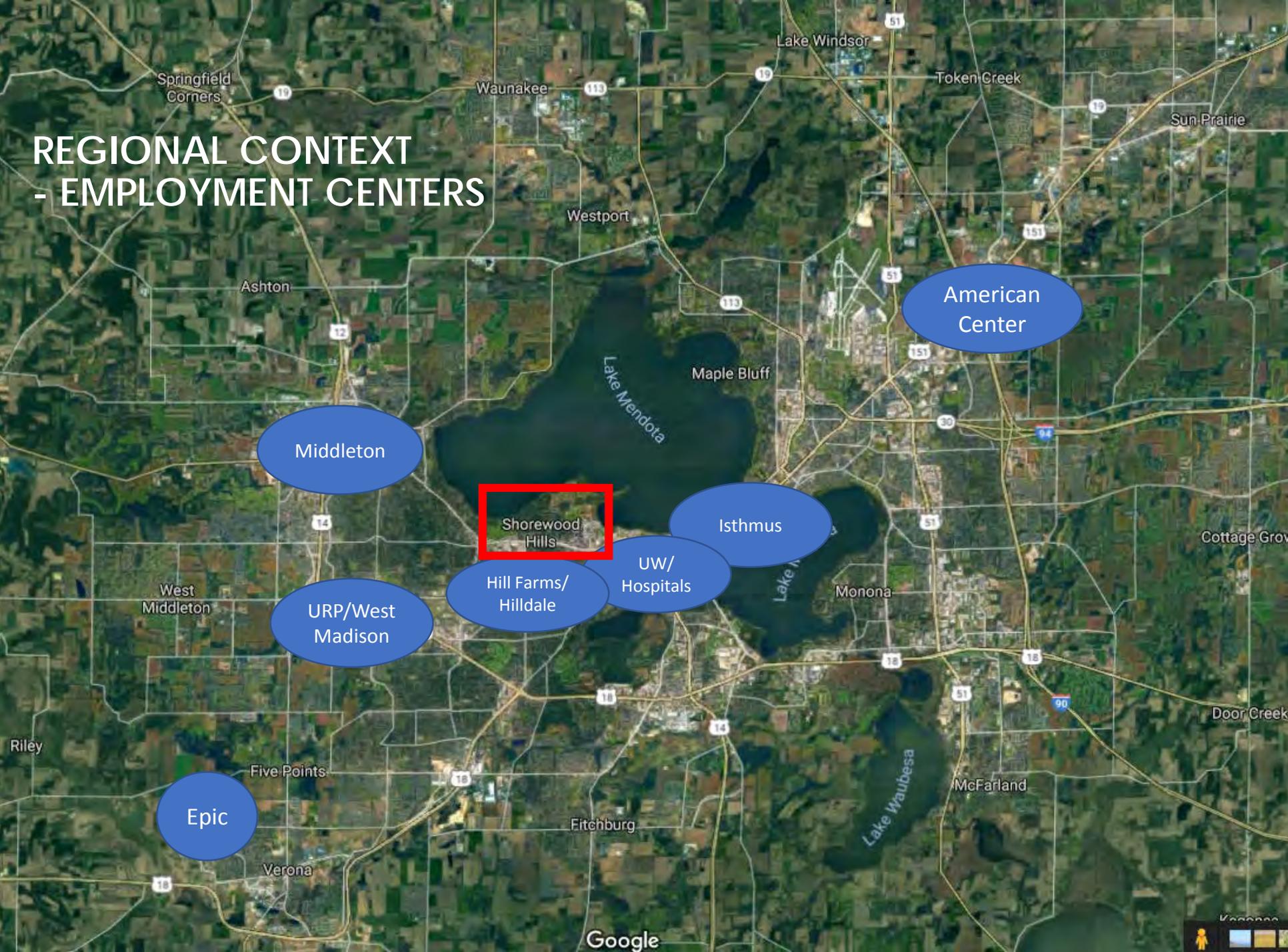
**Open
Foundation**

5



Raise Full Story

REGIONAL CONTEXT - EMPLOYMENT CENTERS



American Center

Middleton

Shorewood Hills

Isthmus

UW/
Hospitals

Hill Farms/
Hilldale

URP/West
Madison

Epic

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
AREA BUILDING HEIGHTS

Madison, Wisconsin

2 Story Residence
on Tally Ho Lane

Grade Elevation	+914'
Building Height	20'
Top of Building	+934'

The Lodge at
Walnut Grove

Grade Elevation	+902'
Building Height	40'
Top of Building	+942'

New Residence

Grade Elevation	+888'
Building Height	18'
Top of Building	+906'

UW Credit Union

Grade Elevation	+888'
Building Height	30'
Top of Building	+918'

Target

Grade Elevation	+896'
Building Height	
Top of lower	60'
Roof	40'
Top of Building	+956', +936'

EXISTING HOUSING MIX

Unit Type	Shorewood Hills*	Madison**	Dane County**
Single Family	63.3%	47.7%	59.2%
Two Family	0.0%	4.6%	4.2%
Multi-Family	36.7%	47.1%	35.8%
Other (mobile home, RV, etc.)	0.0%	0.6%	0.8%
TOTALS	100%	100%	100%

*Village of Shorewood Hills assessment records

**U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

KEY ASSUMPTION: OPPORTUNITY AND NEED TO EVALUATE ALTERNATIVE UNIT TYPES

- Cost of land, fill/elevation and new construction
- Strong real estate market along University Ave.
- Significant supporting infrastructure and proximity to employment
- Regional infill goals to limit expansion of urbanized area
- Desire for affordability
- Desire for diversity in unit types
- Desire for shared green space
- Desire for housing young families and seniors
- Desire to maintain neighborhood feel



LOCUST DRIVE

THE LODGE AT
WALNUT GROVE

WALNUT GROVE

MAPLE TERRACE

BURBANK PLACE

UW CREDIT
UNION

FERN DRIVE

WALGREENS

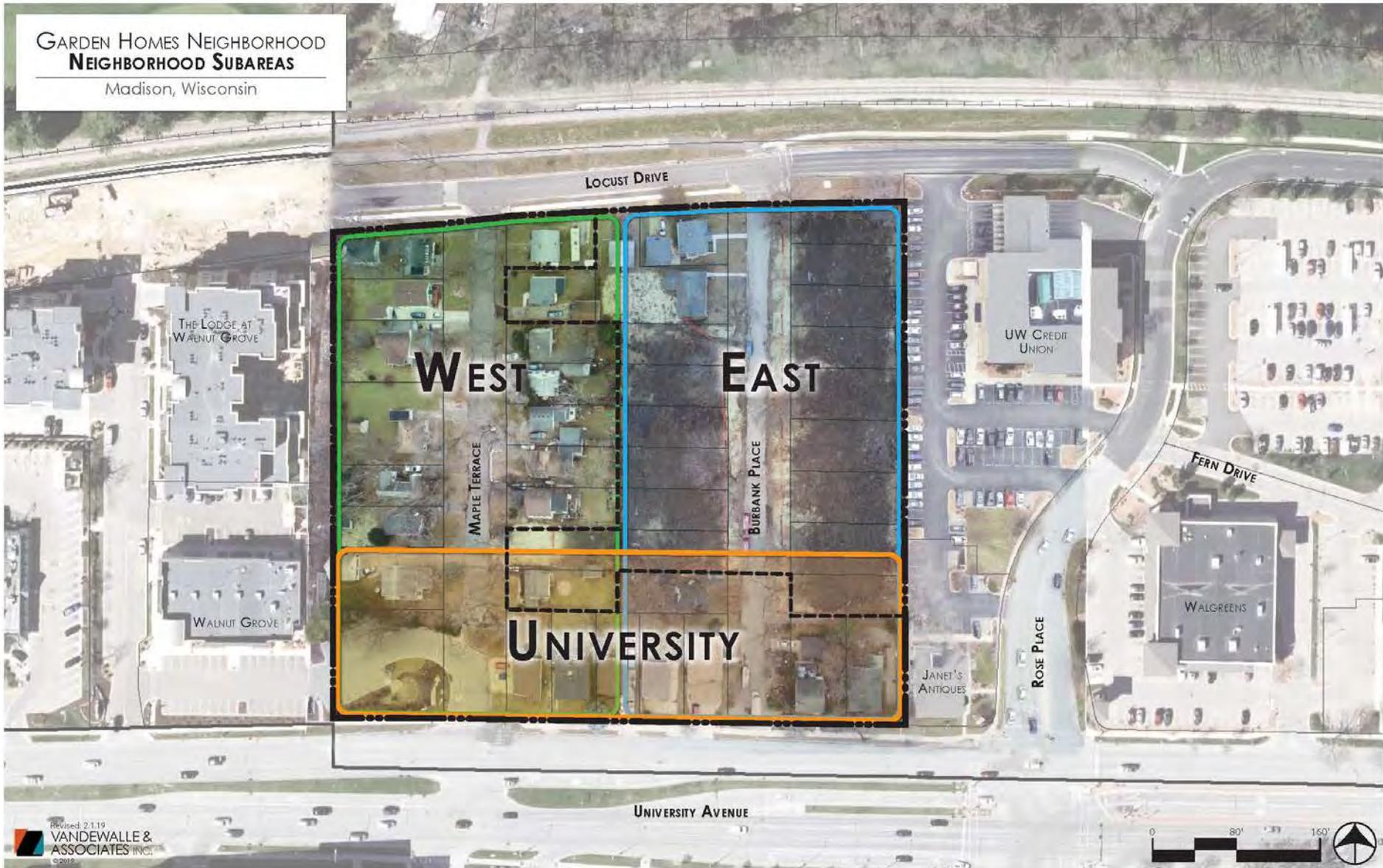
JANET'S
ANTIQUES

ROSE PLACE

UNIVERSITY AVENUE

GARDEN HOMES NEIGHBORHOOD
NEIGHBORHOOD SUBAREAS

Madison, Wisconsin



WEST

EAST

UNIVERSITY

THE LODGE AT
WALNUT GROVE

WALNUT GROVE

UW CREDIT
UNION

WALGREENS

JANET'S
ANTIQUES

LOCUST DRIVE

UNIVERSITY AVENUE

MAPLE TERRACE

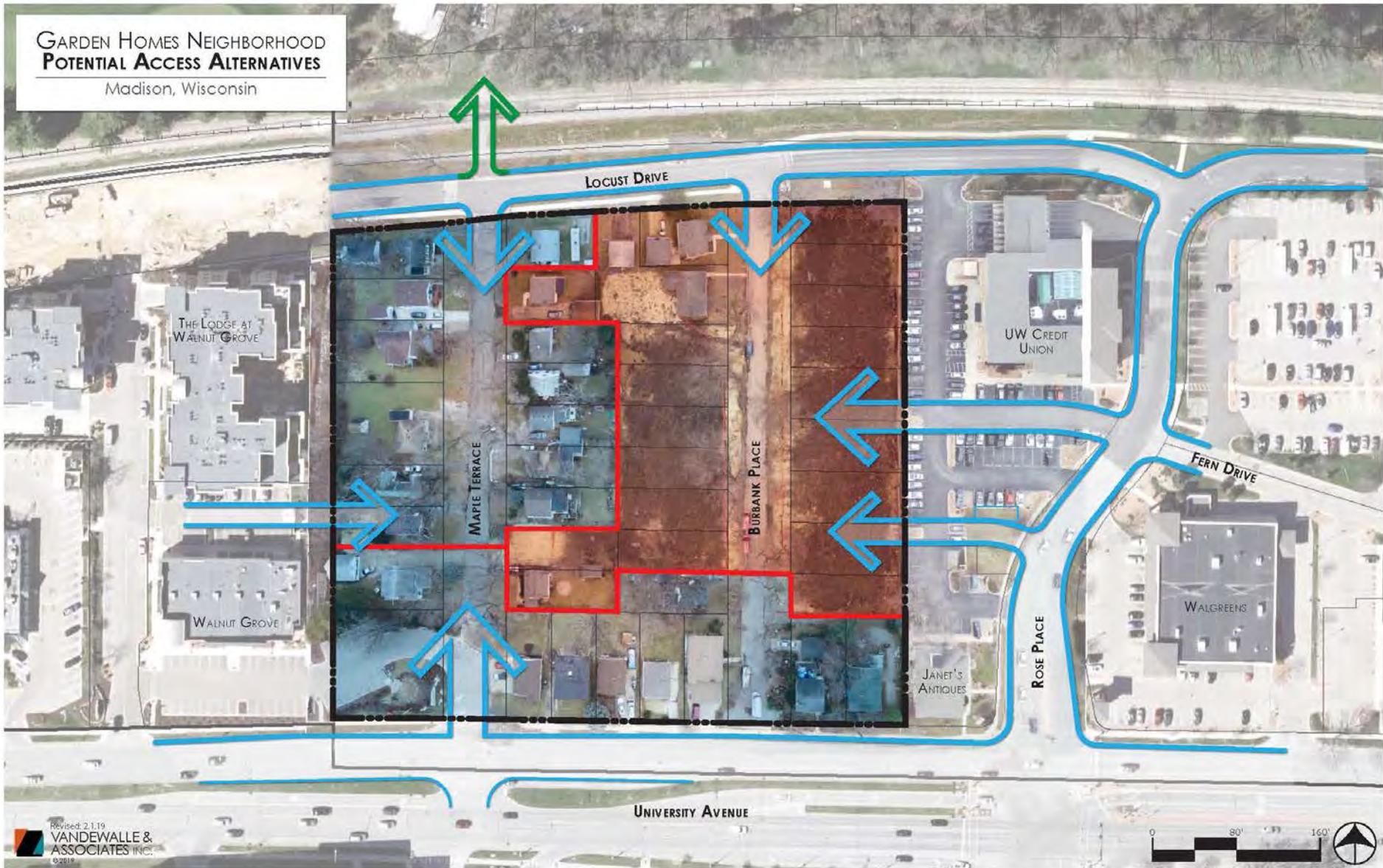
BURBANK PLACE

ROSE PLACE

FERN DRIVE

GARDEN HOMES NEIGHBORHOOD POTENTIAL ACCESS ALTERNATIVES

Madison, Wisconsin





*Draft Concept
Alternatives*

CONCEPTS

the village of
SHOREWOOD HILLS
Wisconsin

Site Layout and Building Orientation

- Existing Street
- Pocket Neighborhood
- East-West Orientation



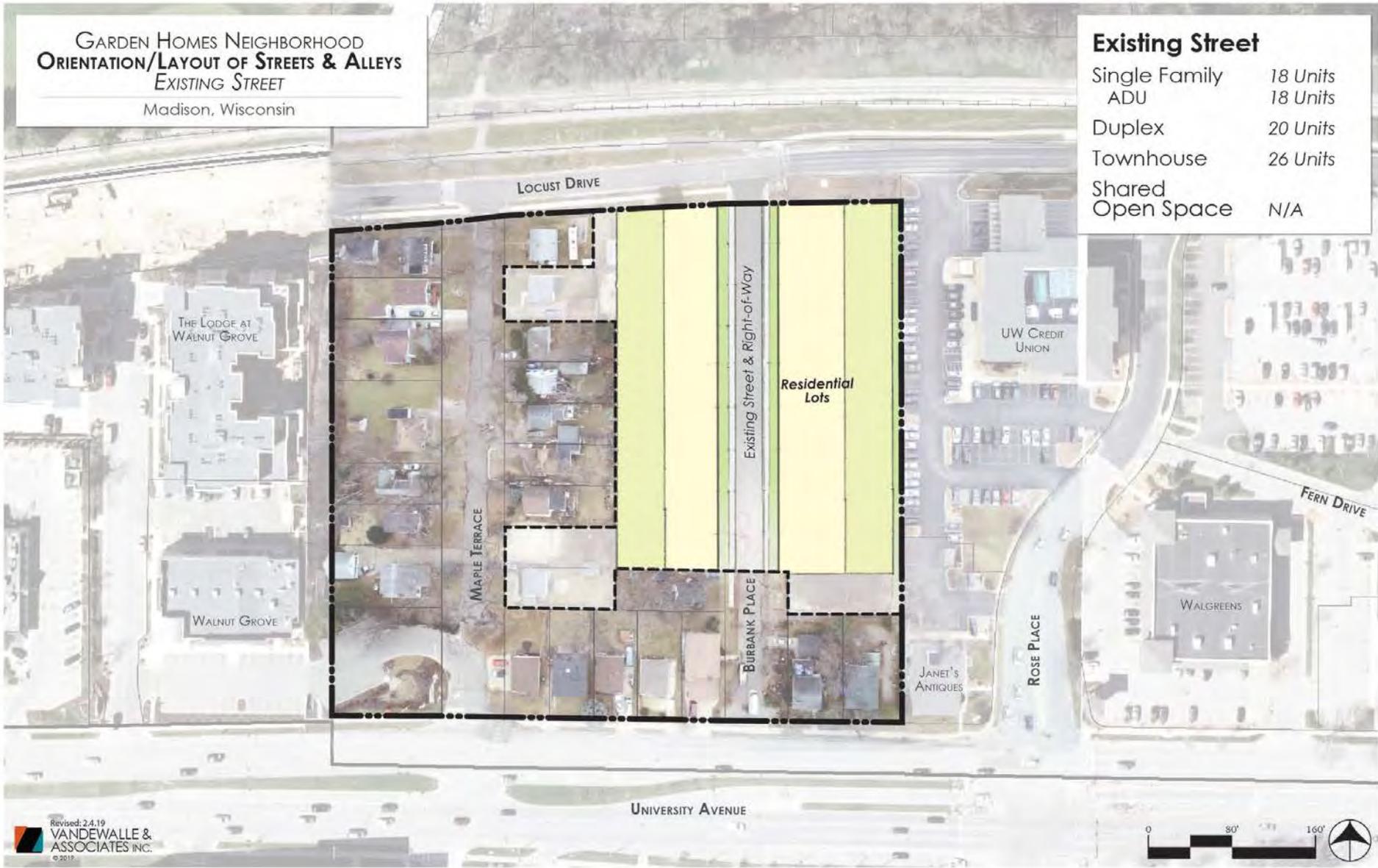
CONCEPTS

GARDEN HOMES NEIGHBORHOOD
ORIENTATION/LAYOUT OF STREETS & ALLEYS
 EXISTING STREET

Madison, Wisconsin

Existing Street

Single Family	18 Units
ADU	18 Units
Duplex	20 Units
Townhouse	26 Units
Shared Open Space	N/A



GARDEN HOMES NEIGHBORHOOD
ORIENTATION/LAYOUT OF STREETS & ALLEYS
 POCKET NEIGHBORHOOD

Madison, Wisconsin

Pocket Neighborhood

Single Family	20 Units
Duplex	22 Units
Townhouse	26 Units
Shared Open Space	.2 Acres

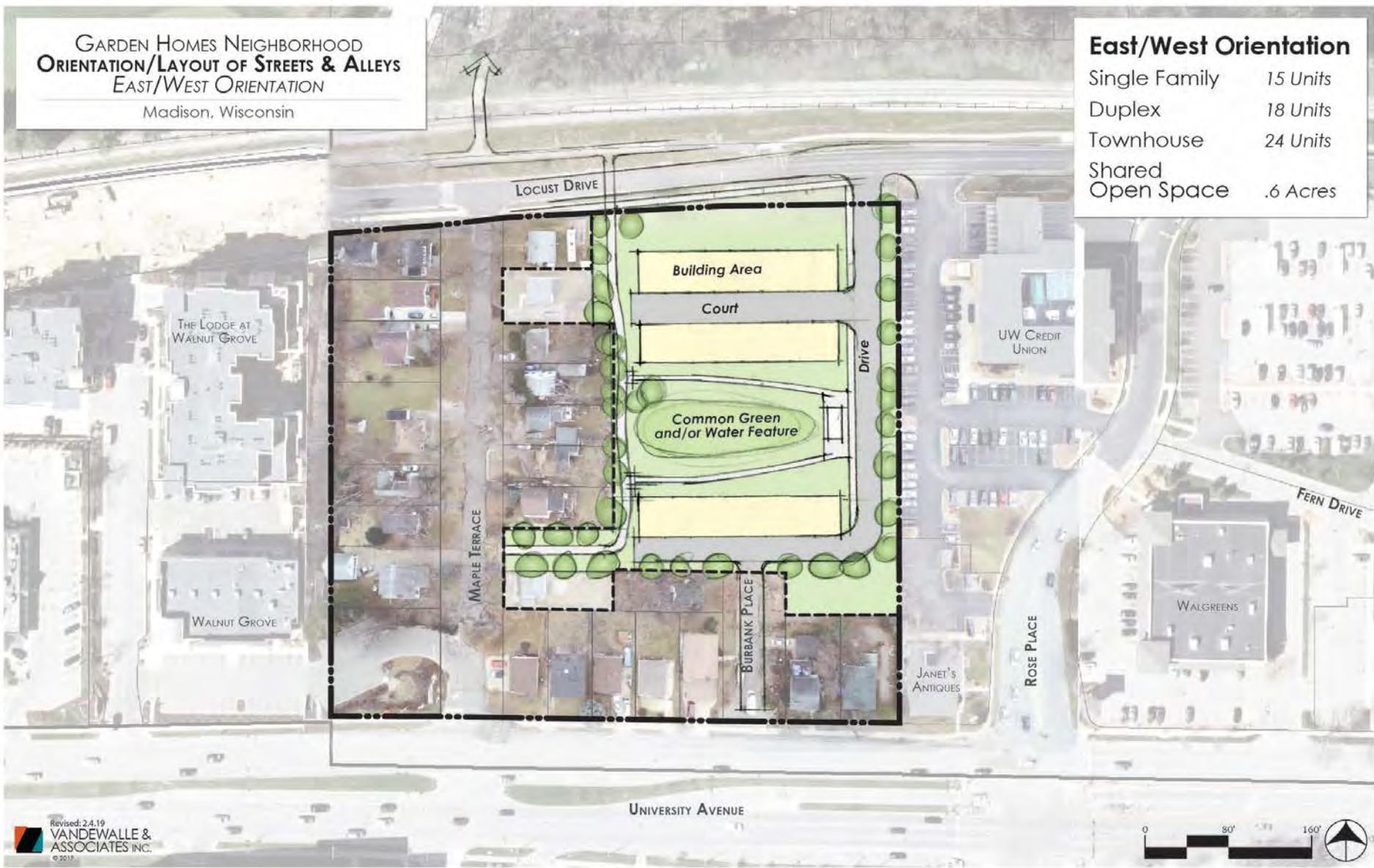


GARDEN HOMES NEIGHBORHOOD
ORIENTATION/LAYOUT OF STREETS & ALLEYS
 EAST/WEST ORIENTATION

Madison, Wisconsin

East/West Orientation

Single Family	15 Units
Duplex	18 Units
Townhouse	24 Units
Shared Open Space	.6 Acres



Unit Types

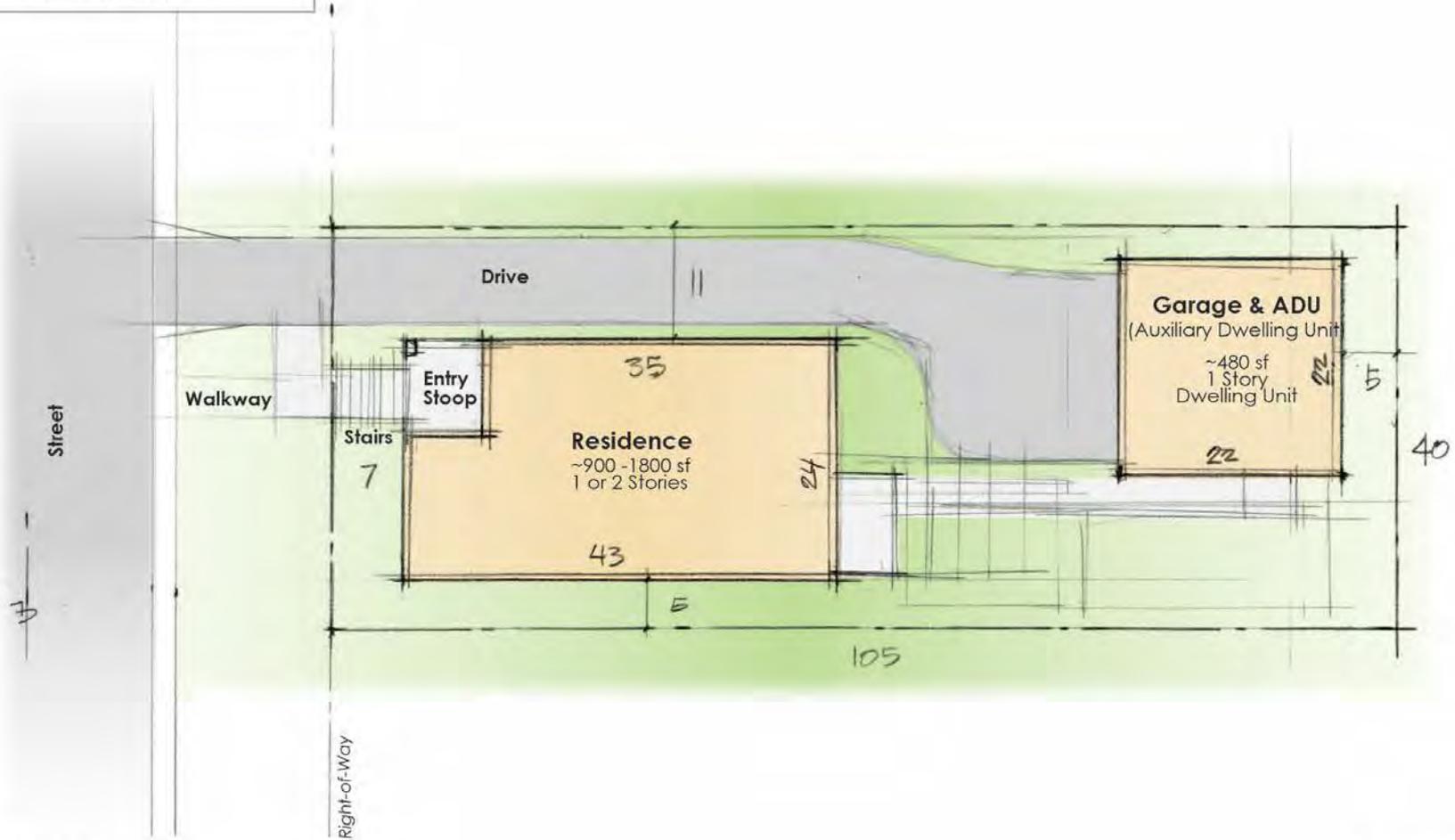
- Single Family with Accessory Dwelling Unit (ADU)
- Twin House (2 attached units)
- Townhomes (4-8 attached units)



CONCEPTS

GARDEN HOMES NEIGHBORHOOD
SINGLE FAMILY WITH ADU
(AUXILIARY DWELLING UNIT)

Madison, Wisconsin



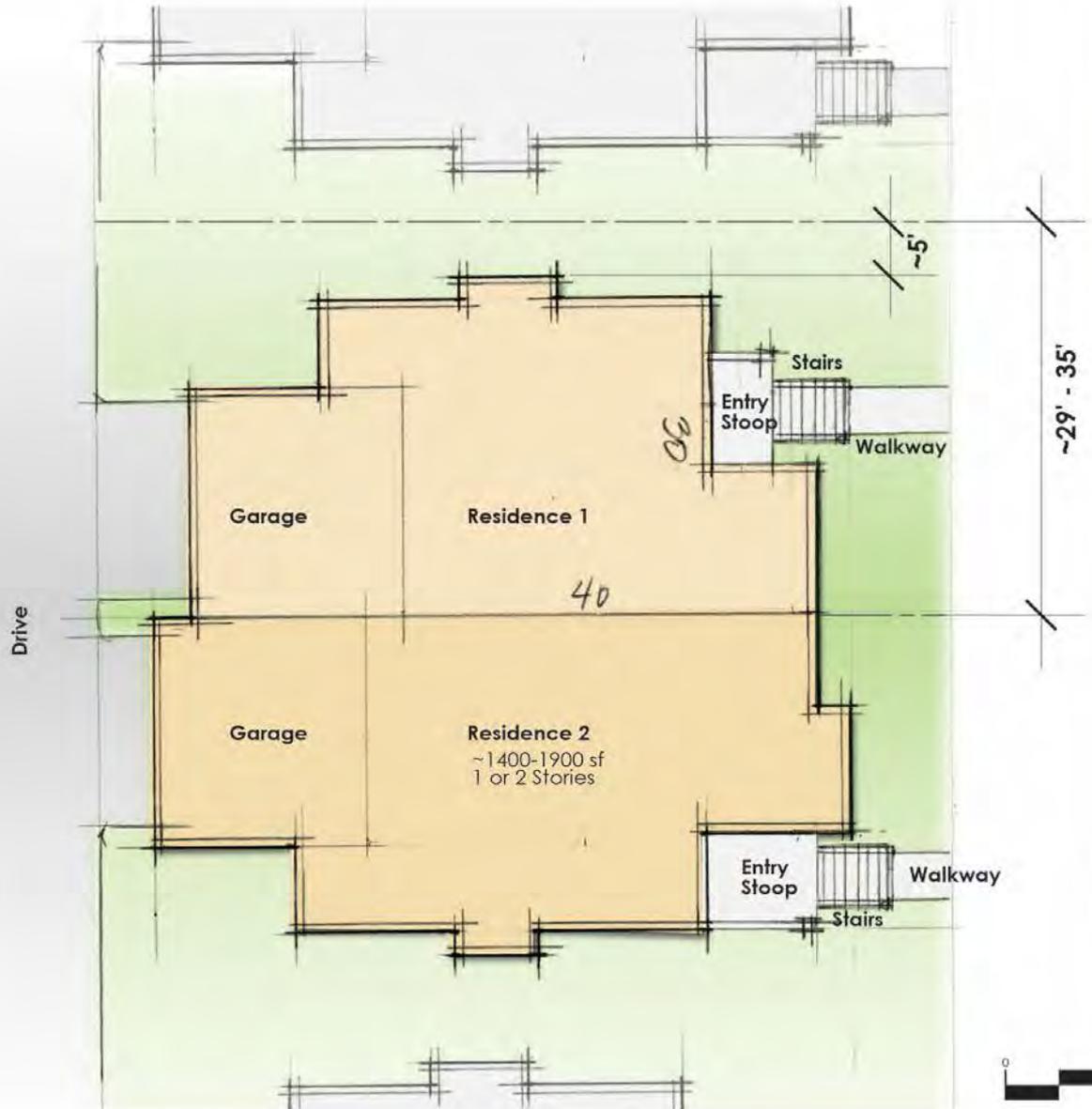
SINGLE FAMILY



GARDEN HOMES NEIGHBORHOOD
TWINHOMES UNIT

Madison, Wisconsin

2 ATTACHED UNITS



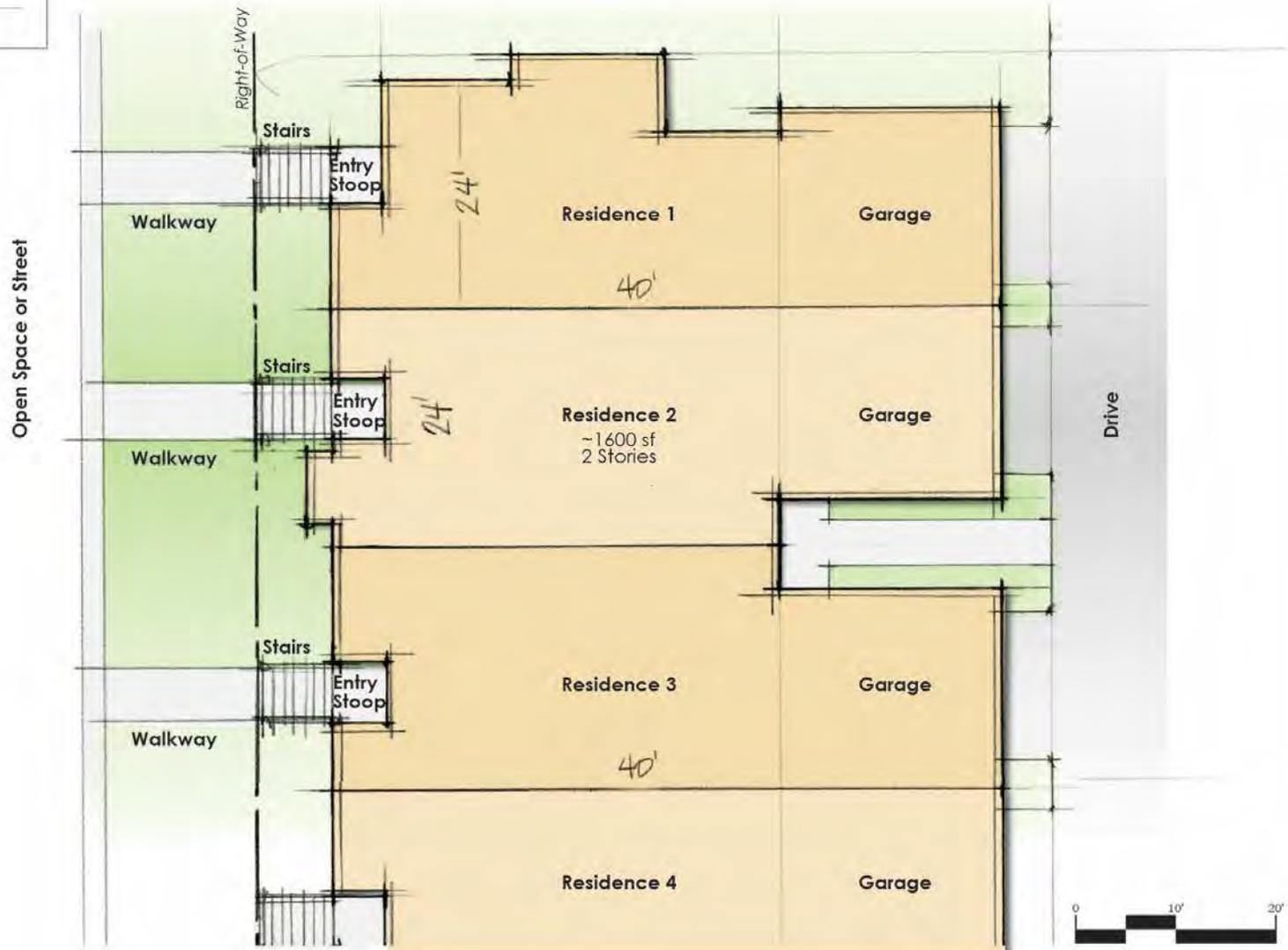
DUPLEX



GARDEN HOMES NEIGHBORHOOD
TOWNHOMES UNIT

Madison, Wisconsin

4-8 UNITS/BUILDING



TOWNHOUSES



	Existing Street	Pocket Neighborhood	East/West Orientation
Single Family ADU	18 Units <i>18 Units</i>	20 Units	15 Units
Twinhome	20 Units	22 Units	18 Units
Townhome	26 Units	26 Units	24 Units
Shared Open Space	N/A	.2 Acres	.6 Acres

16 EXISTING LOTS REPLACED

SITE LAYOUT ALTERNATIVES SMALL GROUP DISCUSSIONS

- Fill out individual worksheets
- Group discussion and listing of advantages / disadvantages of each alternative
- Dot voting of top advantages/disadvantages
- Report out to larger group



SMALL GROUPS

UNIT TYPE ALTERNATIVES SMALL GROUP DISCUSSIONS

- Fill out individual worksheets
- Group discussion and listing of advantages / disadvantages of each alternative
- Dot voting of top advantages/disadvantages
- Report out to larger group



SMALL GROUPS

NEXT STEPS

Upcoming public meetings

- February 25th: Draft Development Objectives
- March 12th: Open House & Plan Commission
Public Hearing
- March/April: Village Board Consideration/Adoption



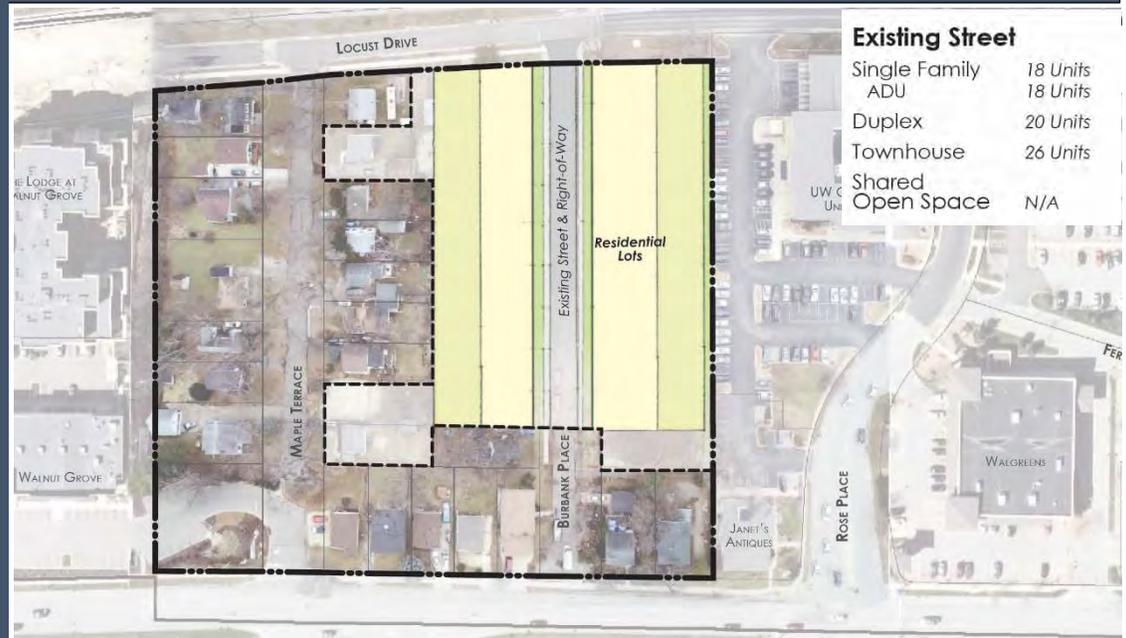
THANK YOU

SHOREWOOD HILLS GARDEN HOMES NEIGHBORHOOD

NEIGHBORHOOD LAYOUT ALTERNATIVES

D

EXISTING STREET



VOTE ON ADVANTAGES AND DISADVANTAGES

Advantages to Maintaining Existing Street Layout	Votes
More attractive to owners – historic design look, construction	2
Restores neighborhood as it was	7
Maintains existing access points	1
Compatibility to current neighborhood and sense of community	2
New buildings can be as resilient as surviving homes	2
Maintain current infrastructure and streets	5
Least disruptive to the neighborhood	7
Less pavement (roads)	0
Family can have their own backyard/garden	2
Most similar to existing neighborhood layout	5
Least effect on west side; community integrity	3
Cheapest most affordable	2
Get own backyard (for single family ADU)	4
Compatible with existing housing	
Walkable	
Preserve existing trees/greenspace	
ADUs provide flexibility	
More single family housing	
Least disruptive	
Looks like original neighborhood; integrates well. Allows existing homes to remain contiguous to new neigh	3
Allows for privately accessed land	0
Utilizes existing infrastructure	4
Allows for stormwater management for water coming from Maple Terrace (i.e., swale, underground pipe)	3
Fits in with existing plan	6
More privacy	1
More affordable	5
More access to light throughout the day	0

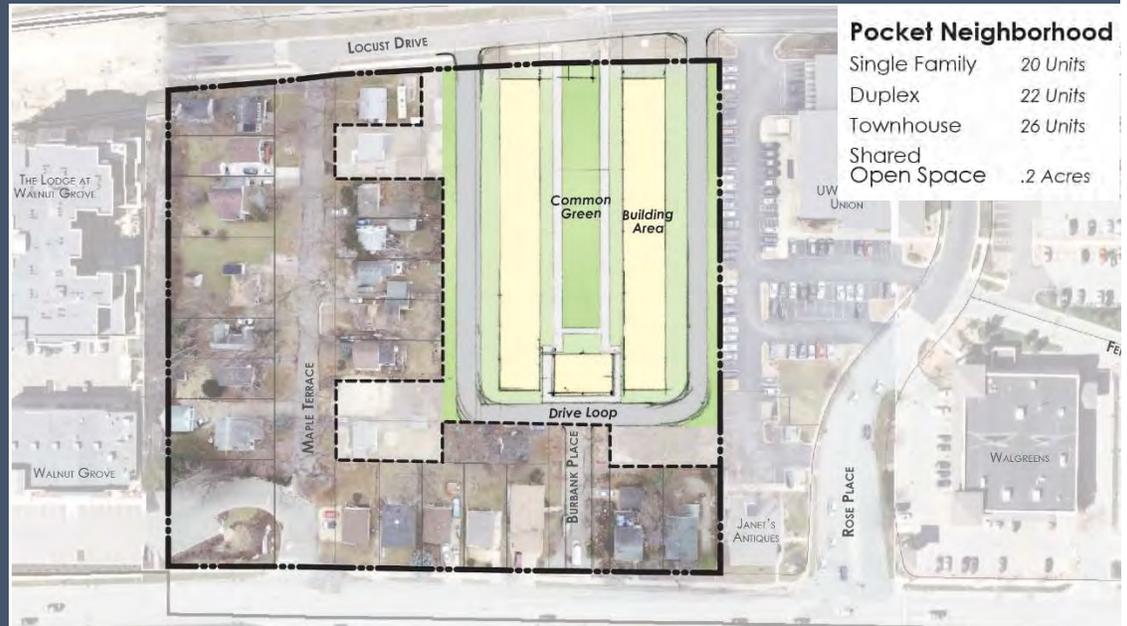
Disadvantages to Maintaining Existing Street Layout	Votes
No opportunity for new greenspace/open space for stormwater detention	6
Doesn't specify the 2-3 Maple Terrace lots	4
Cost of landfill and impact on current neighborhood	4
Increase density? Does not increase with single family	0
May not add affordable housing	0
No open space	4
Nowhere for the water to go (drain)	5
No single family with ADU (stupid idea) – the whole lot would be covered with building/driveway	5
Greater traffic	5
Small/minimal to no backyards	0
Very low land space unless individual houses with yards	7
Fill could impact nearby homes	
Lower greenspace open common space	
\$500,000 houses a reality? \$375,000	
Might not e creative use of space; too restrictive	3
No open space	3
Too much space for roads	0
Less community feel	9
Only one access point (road)	0

SHOREWOOD HILLS GARDEN HOMES NEIGHBORHOOD

NEIGHBORHOOD LAYOUT ALTERNATIVES

E

POCKET NEIGHBORHOOD



Pocket Neighborhood

Single Family	20 Units
Duplex	22 Units
Townhouse	26 Units
Shared Open Space	.2 Acres

ADVANTAGES AND DISADVANTAGES

Advantages to Pocket Neighborhood Layout	Votes
Attractive to renters – ex. From UW for 5-10 year duration	1
The green space is good	5
Centralized common use/green space	1
Greenspace design	1
Putting garage behind home better aesthetic	1
Better drainage perhaps with two roads instead of one road	1
Pocket neighborhood idea attractive	4
Driving loop – narrow with no net increase in asphalt	0
Green space (rain garden)	6
Possible lowering roads	3
No dead end (loop)	2
Less density than option E	1
Potential for drainage capacity increase due to open space	5
Car traffic needs to be routed back out/access (avoids turnarounds)	5
Increased density	
Increased open space	
Open space is nice between buildings	4
Possibility for traffic calming	0
Outdoor activity is contained to the court	1
Possibility for stormwater management for Burbank neighborhood	1
Community feel	1
More walkable	1
Most affordable option	8

Disadvantages to Pocket Neighborhood Layout	Votes
Road located to neighbor on Maple Terrace backyard	0
Potential more asphalt/impervious surface	1
Ends Garden Homes as a neighborhood putting a back to the others	6
Cuts up to already small neighborhood	0
Traffic – increase	1
Common greens? Only for the pocket, or is it village green?	1
Does not connect the two neighborhoods, creates the possibility of division in area	5
Burbank trunk becomes a satellite cut off from the rest	1
Loss of the neighborliness connecting with each other	0
Attitude to show off the home compare to others	0
Danger of proximity of new intersection to UW Credit Union	0
Addition impervious streets (additional pavement)	3
Back of the homes (garages) face the current neighbors	5
Building(s) if elevated can cause flood (if not addressed)	1
Common green is kind of restricted to the new residents (Burbank Neighborhood)	5
Cost of insulation to the new streets	0
Amount of construction required and impact to existing community	4
Greenspace for owners/renters only	4
Isolating from existing	
Increased impervious road	
Fill issue	
Possibility for dangerous corners for pedestrians	0
Extensive amount of pavement	2
A lot of density	0
Doesn't integrate well with existing neighborhood	1
Doesn't allow for less expensive stormwater management for west (Maple Terrace)	0
Road backs up to back of Maple Terrace homes	4
Higher costs to change infrastructure	2
More street	3
Street is on backyard of other homes	3
Less privacy	1
Possible clashes regarding common space	0
Isolated (less part of Garden Homes)	4

SHOREWOOD HILLS GARDEN HOMES NEIGHBORHOOD

NEIGHBORHOOD LAYOUT ALTERNATIVES

F

EAST/WEST ORIENTATION



East/West Orientation

Single Family	15 Units
Duplex	18 Units
Townhouse	24 Units
Shared Open Space	.6 Acres

ADVANTAGES AND DISADVANTAGES

Advantages to East/West Orientation Layout	Votes
Feels like more of a whole neighborhood	3
Could have better traffic flow	0
Created better connections between east and west	1
Green space more accessible and safer for kids	0
Green space common access	2
Advantage to isolate car traffic from people traffic	2
Good opportunity for stormwater detention on green space	6
Common greenspace accessible to all (it's located in the lowest point in the area)	5
Landscaping creates screening (trees/vegetation)	2
Greenspace can be used for stormwater retention	5
Open space could be lowered, or a pond added, for drainage	3
Walking path	3
Use of green space by entire community	6
Works better, diverse	
It ties in neighborhood	
Friendly to more dense development	
Increase green space and water feature	
Increased better feel	
Most ecological proposal because of open space	2
Optimizes open space to be shared by the community	3
Ample opportunities for stormwater management for Burbank and Maple Terrace	3
More common area	3
Road is on business side	0
Water feature	6
Walking path to other part of neighborhood	1

Disadvantages to East/West Orientation Layout	Votes
Will individual home prices go up	4
Least number of affordable units	6
Driveway too close to UW Credit Union	2
Fewer units, less affordable	2
Change in the infrastructure – utilities relocated	7
Three dead ends	3
Where is the visitors parking?	2
Facing of new vs. old buildings perpendicular	5
More expensive with least amount of units	1
Who is responsible for the green space and maintaining it?	1
No Taco Bell	3
No disadvantages listed	
Higher costs to change infrastructure	5
Less integrated with Burbank neighborhood	1
A lot of pavement	3
Units along Locust are exposed to traffic	1
More isolated with setup	0
Most expensive	8
More pavement	1
Less light throughout the day	0
Less privacy (no private property)	1

SHOREWOOD HILLS GARDEN HOMES NEIGHBORHOOD

NEIGHBORHOOD LAYOUT ALTERNATIVES

D

EXISTING STREET



ADVANTAGES AND DISADVANTAGES

Advantages:

- Least disruptive to existing neighborhood.
- Leaves street where it is.
- Preserves existing neighborhood character.
- Maintains neighborhood feel. Compatible with remaining homes. New homes can be as resilient as homes that withstood event. Least destructive to neighborhood feel.
- Sense of community; open space; compatibility of neighborhood
- Maintains historic character. Keeps Village right-of-way intact. Mimics existing home layout. New buildings can be as resilient as homes that survived catastrophic event.
- Restores existing or previous layout of neighborhood. Maintains existing access points and directions. Townhouse option increases density.
- Restores neighborhood as it was. Historic design.
- Diversity: design and location placement. Very attractive to owners who desire longer residence in a lengthy residence.
- Preserves existing street, reducing new planning and building costs, thus greater chance for house affordability. Great existing infrastructure for single family homes.
- Neighborhood; maintain status quo.
- Most similar to existing layout. Least effect on neighborhood – construction, etc.
- No or little repairing of a road. More private houses (no sharing homes)
- Relates to the existing homes – similarity of streetscape. Better for single family homes
- Existing street
- ADUs provide flexible option for housing; senior family members or children; compatible with existing and prior housing, walkable, preserve existing trees. Increase condo development or ADUs
- Allows more privately accessed land. Allows existing homes to remain contiguous to neighborhood

- Looks like original – unsure if an advantage or disadvantage. Gas and sewer same
- Not sure – because it's too simple
- Ability to fit more homes. Everyone is responsible for their own property vs. common green option.
- Most similar to current neighborhood; most logical given current ownership dynamic; least amount of pavement

Disadvantages:

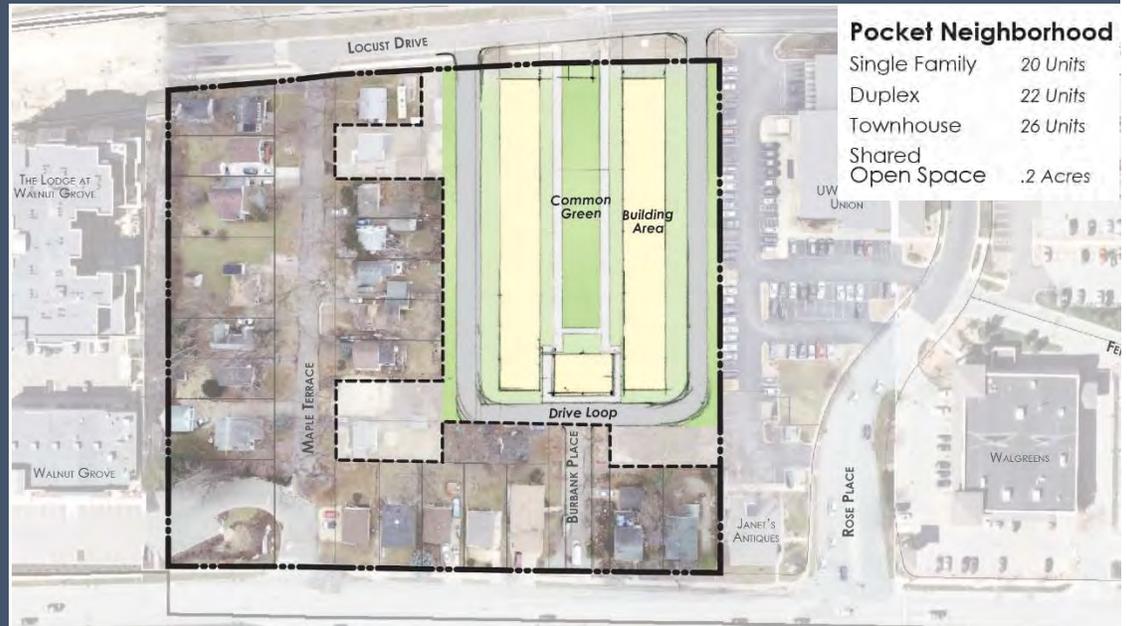
- Too much space for road surfaces. No open space. Poor land use.
- No new open space.
- Single family ADU is a stupid idea. No open space – nowhere for the water to go.
- Does not identify use of the two (three) lots on Maple Terrace.
- No new open space/green space/stormwater detention
- Cost of land fill and impact on current neighborhood
- May not add “affordable” homes
- Doesn't increase density if just single family homes.
- We might be missing an opportunity to make it better. Missing opportunities for greenspace and water management. What about properties on Maple Terrace? Doesn't increase density.
- Size and placement of home uncertain.
- Lacking public open space, though not different than now. Townhouse: far too crowded for “peace of mind.” Duplex: still little land for crowded housing conditions, at least for residential conditions.
- Cost; water runoff to houses that do not flood; traffic; parking with increased density
- No shared space
- No “community space”; lack of drainage prevention
- No common green space. Flood management not maximized
- Expense of new homes
- No green space
- Decrease green and open space. If we fail to contribute to urban flash flooding?
- Too much the same which in the future probably won't be as good.
- Looks industrial; clashes with remaining
- Only one access point (one road); no open/common space.
- Possibly too expensive for single family homes; homes not built to new standards will likely lose value because they are not floodproof

SHOREWOOD HILLS GARDEN HOMES NEIGHBORHOOD

NEIGHBORHOOD LAYOUT ALTERNATIVES

E

POCKET NEIGHBORHOOD



ADVANTAGES AND DISADVANTAGES

Advantages:

- Better than D (Existing Street)
- No dead-end. Common area fits neighborhood style.
- Green space/common area
- Attractive to people who like pocket/community space. Hidden garages – nice aesthetics.
- The centralized common use green space could be deep stormwater retention. Pocket neighborhood idea is attractive! Smaller homes, closer together, front door on green space. Narrow one-way loop potential for drive loop. Opportunity to retain neighborhood feel.
- Green space
- Generally pocket neighborhood is a good idea. See the entire area as a pocket with the streets as a common space.
- Provides more centralized greenspace – more useable. Townhouse option increases density.
- Love green space. Drainage advantage? Two roads for drain systems? Water opportunity. One-way loop – narrow.
- Cheaper, more attraction for renters than owners. Residents may have less interest.
- Lower cost for duplex, compared to option D. Open space positive for well-being, physical healthy recreation, community feel, and drainage. Matches patterns (N-S street) existing for streets; better integration with existing housing.
- Green space
- New unique feel. Lesser impact on W than option F.
- Easier for lost cars to get out (no turning in your driveway); green area, great for families and neighborhood events.
- Green space/common space
- High density
- Increase common green space

- Possible slower traffic. Houses facing across green space allow for more community feel.
- Nice green space in center for community
- More common green
- I really don't like process. How can we even discuss options without hearing from owner of land that is not us. Lets open it up and see some real plans that reflect economic reality. I did like the home with palm trees, so is that an option? My guess is no.
- Community feel; more accessibility with drive loop; most affordable (more homes can be built)
- Big green space; community sense

Disadvantages:

- Too much road space
- Additional impervious street? "back" of buildings to current homeowners – road beside their house.
- Unclear if potential purchasers would want to live on a common space – seems unusual in this area. Does not specify use for the two lots on Maple Terrace. Would destroy Garden Homes as a single family "neighborhood" because Burbank would "look away."
- Roads next to remaining Maple Terrace backyards. More asphalt/impervious surfaces.
- Compatibility of current neighborhood. Expense to redevelop area. Have to get to Burbank Place. Cost of fill-in of area. Concern for current homeowners. Use of common area by other neighbors in Garden Homes. More traffic in area.
- Too many intersections on Locust. Lose Village right-of-way and more trees. Traffic confusion with additional access at Locust. Cuts the small space into smaller spaces.
- Doesn't connect east/west sections. Creates the possibility of two neighborhoods almost.
- Kind of cuts neighborhood in half. Is there a way to make a really big "U" to unite neighborhood? Not so sure about extra part to get to Fannies and Carolyn/Dave's.
- Reduces parking? Where will that go?
- Sore thumb look – blend architecture? Parking
- Huge change with construction.
- No private backyards
- No pond feature; no direct address of water management; back of houses face outward – lack of integration into surrounding neighborhood.
- Isolates the homes even more from existing homes – less privacy
- Too much/inefficient road space. Tie into parking area. Two separate for most of Garden Homes
- Blind corners/possibly dangerous for pedestrians. A lot of density.
- Too much pavement
- Lots of land in road; again industrial
- Bet not final opinion. Lets open up process and put all options on the table – including Degon's, whether we like his ideas or not. Lets be honest and put it out there.
- Possible clashes regarding use of common area.
- Don't know the price point one could charge for this communal concept home. Too much pavement.

SHOREWOOD HILLS GARDEN HOMES NEIGHBORHOOD

NEIGHBORHOOD LAYOUT ALTERNATIVES

F

EAST/WEST ORIENTATION



ADVANTAGES AND DISADVANTAGES

Advantages:

- Best – most open space. Most efficient from ecological aspect.
- Green space; screening from credit union
- Different orientation. Common green space accessible to all – and backs up to current yards – also in lowest area, which is good. Nice to have shade available.
- Cozy feel to the new horse on Burbank?
- Good opportunity for common green space/stormwater detention.
- Green space – is it Village or is it private property?
- May be affordable
- Creates connections between east/west. Common greenspace in core.
- More of a feeling of a whole neighborhood together. Better traffic pattern.
- Connectivity via green space to rest of community, or to walk through.
- Common green
- Potential for water feature.
- Pond feature
- Green space/pond feature
- Density increased; green space; interacts with existing homes
- Large green space
- Increased green space; works better to tie in community Garden Homes; Green feature and water.
- Optimizes open space to be shared by the community
- Place for water
- Best green space; least amount in paved (streets)
- Community feel; accessibility to other part of neighborhood

Disadvantages:

- Fewer units – more expensive – no longer affordable. Where is visitor parking?
- Least affordable/most expensive.
- Impact on current homes. Compatibility with current neighborhood. Lack of consideration to Garden Homes. Density. Utilities.
- Green space not where water collects. Driveway too close to credit union.
- Not as many single family homes. Access point close to UW access.
- Fits better as an entire neighborhood option. Not as split E/W. Least amount of units.
- Ugly
- Backyards face outward. Green space/absorption surface not maximized
- Less single family homes
- Less unity
- Decreased single family option. Decreased affordability
- Seems like a lot of wasted space; extra cost to change utilities
- Study cost? \$24,000? Cost of utilities
- More expensive; possible clash regarding use of common green; light?
- Amount of surface devoted to streets; less of flow for overall neighborhood; contrast too great
- Fewest units; not realistic

Please offer any other thoughts and ideas on potential Neighborhood Layout Alternatives below:

- Omit garages – not needed in a neighborhood with good access to bus, bike path, walking distance to major employers. Look at Freiberg Germany's Vauban neighborhood. See entries on the web. They have a parking ramp at the edge of the quarter and may drive up to their apartment only for loading and unloading of big loads. All streets/path are only used by children, walkers, and bicyclers. Both Soglin and Cieslewicz have visited Vauban.
- Green space/stormwater management. Zoning vs. PUD. Residential vs. other...
- A really big "U" that includes Maple Terrace and Carolyn/Dave/Farry by University.
- Keep Burbank as road/close Locust as a cut-through. Townhouses – lower level for garage/laundry; different color/setbacks; front porches on all to keep it a special community such as is. Buses, shopping, location already prime.
- This group does not reflect village at large, so it is important to keep this in mind. We are all stakeholders and would like to see a plan that takes into account real cost of land and real economic possibilities. So far at these meetings we have talked in fanciful terms, not reality. These are more like feel good scenarios, not reality.

SHOREWOOD HILLS GARDEN HOMES NEIGHBORHOOD

UNIT TYPE ALTERNATIVES

A

SINGLE FAMILY HOMES (with Auxiliary Dwelling Units)



Advantages to Single Family Homes w/ADU	Votes
Space	
Flexibility	
Most residential, community-like and preservation to Shorewood as is now	1
Retains Garden Homes as community of homes	
Preferred by village residents	3
Fits existing neighborhood (without ADU)	4
More affordable (with ADU)	
Existing residences can add ADU (if rezoned)	2
Private yards and gardens	3
Visually matches existing homes	
Better community feeling	
Option for rental a benefit	
Accommodate multi-generational	
Opportunity for owner occupied (all?)	
With ADUs – 36 units – affordable	
More accessible for elders/folks with disabilities	
ADU is very nice – flexible living arrangements	2
Traditional homes with progressive opportunity	2

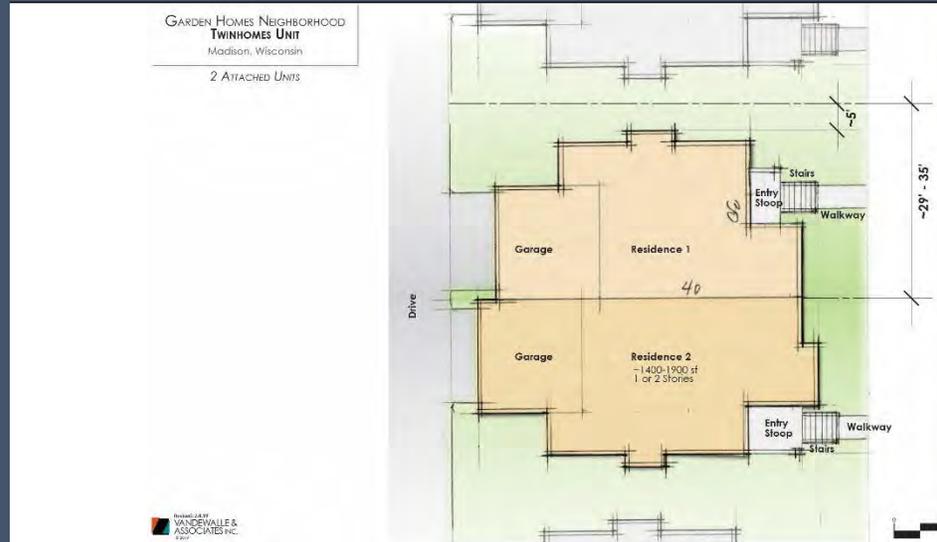
Disadvantages to Single Family Homes w/ADU	Votes
Most expensive	
Ideal, except not affordable; hence not realistic	1
Too much impervious surface	5
No supported by market (owner occupied)	
Where is yard? No space with ADU	5
Guidelines for ADUs	
More pavement (including gravel)	
Too much concrete in driveway – impervious	
Small living spaces	2
Too little greenspace – ecologically inefficient	
High land cost/unit	1

SHOREWOOD HILLS GARDEN HOMES NEIGHBORHOOD

UNIT TYPE ALTERNATIVES

B

TWINHOMES (2 Attached Units)



VOTE ON ADVANTAGES AND DISADVANTAGES

Advantages to Twinhomes (2 attached unites)	Votes
No comments made	
No comments made	
Larger home in line with market	1
Preserves some greenspace	5
More energy efficient, light on three sides	2
Popular for younger professionals, millennials	
Can be accessible for elders/folks with disabilities	
Opportunity for a lot of windows	2

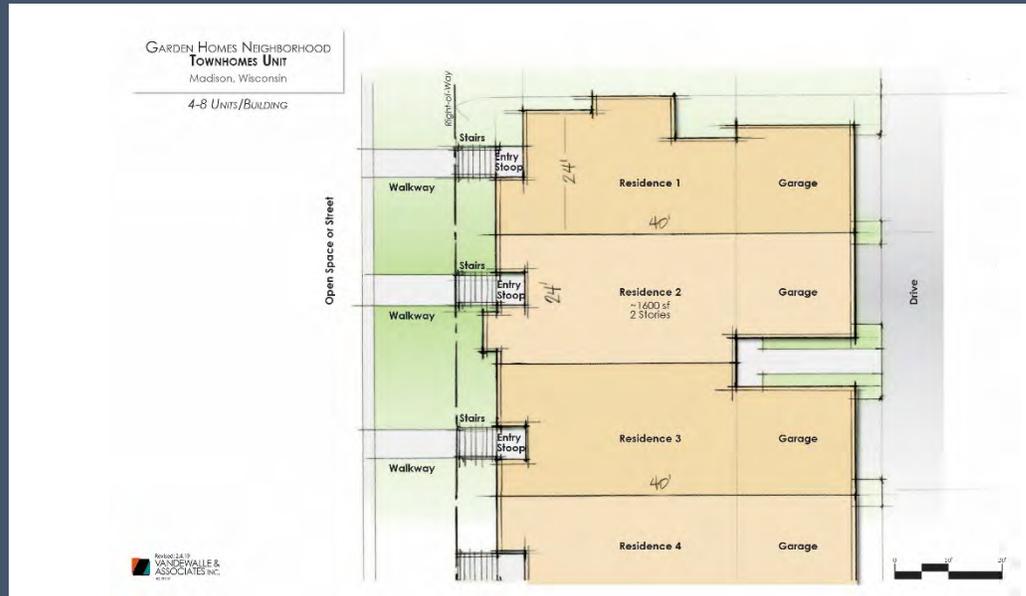
Disadvantages to Twinhomes (2 attached units)	Votes
No comments made	
General dislike: between a home or townhouse	3
Reduced, non-tangible greenspace	1
Lots of pavement; drainage issue	
Cannot avoid neighbor noise, etc.	4
No yard	2
No pervious surface	3
Yard maintenance concern	
Density greater than existing neighborhood	5
Chunky, unattractive – garages showing	
Problems with common walls with neighbors	
More pavement	
One unit will face north	2
Doesn't allow for high density, which will drive up costs/unit	2

SHOREWOOD HILLS GARDEN HOMES NEIGHBORHOOD

UNIT TYPE ALTERNATIVES

C

TOWNHOMES (4-8 Attached Units)



VOTE ON ADVANTAGES AND DISADVANTAGES

Advantages to Townhomes (4-8 attached units)	Votes
No comments made	
Increased affordability per space	1
With greenspace, porches, can be more community-building	4
Better with all Garden Homes space than that available now	3
Maximum number of units, higher density	
Collective greenspace (can be used for water retention)	5
Affordability	1
Better than a larger structure with more units	6
Compactness may free up greenspace/water management	
If it looked like city ROW by Johnson – might be okay	
Maybe more affordable	
Delivers density	2
Most cost effective	2

Disadvantages to Townhomes (4-8 attached units)	Votes
No comments made	
Crowded; parking issue; increased traffic	3
Increased built land coverage	
Reduced private greenspace	1
Not affordable for any current community member!	3
Increased human density	
Not enough currently available space; village would have to build across all of Garden Homes	
Lots of pavement	
Immediate neighbor noise, habits	1

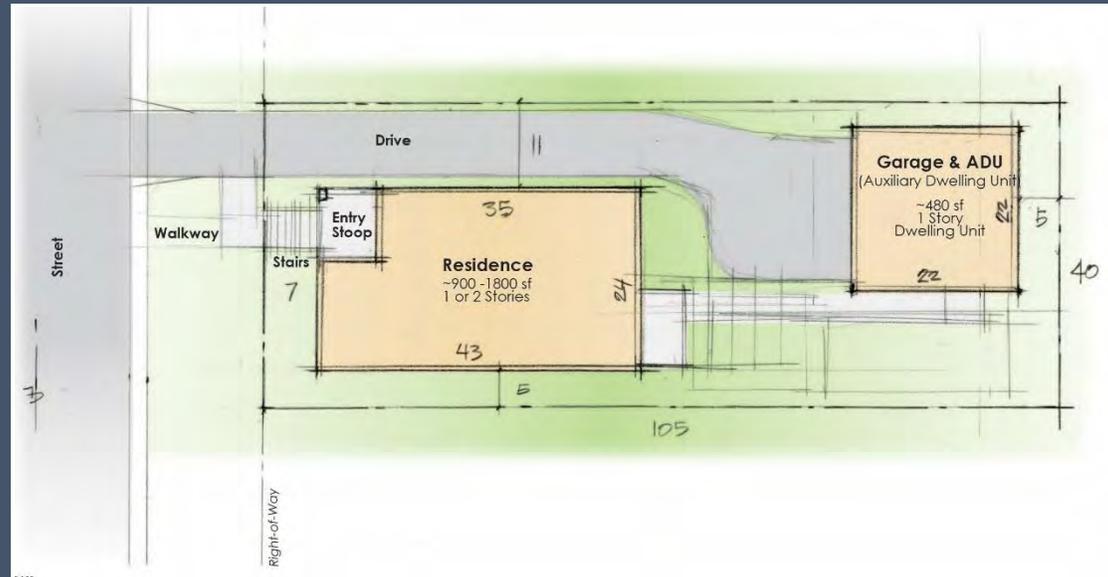
Disadvantages to Townhomes (4-8 attached units)	Votes
No light	
No airflow	1
More dense than rest of neighborhood	5
Less private greenspace	4
Very dense	
Increased racial bias possible. Racial/identity profiling of potential tenants	
More people in small area	
Less green – more impervious – which may cause water problems	
No windows/limited light for inner folks	
High turnover – people don't stay	
No place for kids to play	
Not much greenspace	
Not as accessible to elders, people with disabilities	
Not kid friendly	
Interior units have few windows	2
Too much building, not enough open space	
Not much greenspace	2
Garages take up space that could be used for living space or yards	
Two stories are difficult for mobility impaired	

SHOREWOOD HILLS GARDEN HOMES NEIGHBORHOOD

UNIT TYPE ALTERNATIVES

A

SINGLE FAMILY HOMES (with Auxiliary Dwelling Units)



ADVANTAGES AND DISADVANTAGES

Advantages:

- Fits with existing neighborhood. Private yards/most green space.
- Without the ADU this would be acceptable. With ADU is NOT. More affordable with ADU, but that's not acceptable.
- Challenge can it be affordable? Comparable to current and previous land use. Feasible for families: with ADU. Quality factory manufactured model.
- ADU is really nice. Traditional residential with progressive opportunity

Disadvantages:

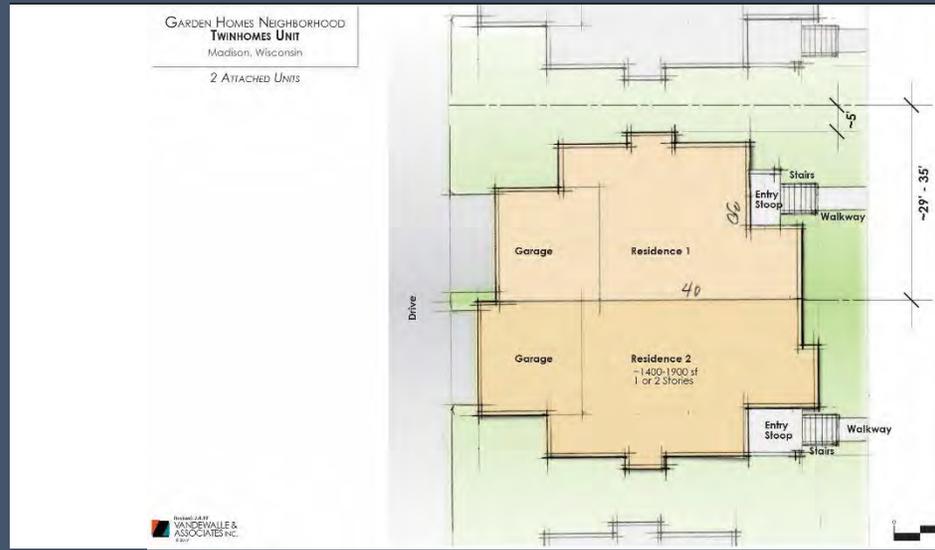
- Too much space for driveway and garage – too much concrete. Too little green space. Economically inefficient.
- No supported by market.
- Where is the yard if this is intended as a single family house and yard? Way too much impervious surface. This is a house and an apartment – this does NOT mean single family home.
- No yard (grass)
- Concern about cost per SF. Explore more affordable options.
- This is conventional thinking on a small-non conventional lot. Example: garage moved to side for larger green space
- Not viable unless you change lot size and allow larger homes that will cost 1 and up – that is ready. If you don't want to confront and consider reality – this is a waste of time. So far you got \$24,000 for presentation – I paid for it and got very little.

SHOREWOOD HILLS GARDEN HOMES NEIGHBORHOOD

UNIT TYPE ALTERNATIVES

B

TWINHOMES (2 Attached Units)



ADVANTAGES AND DISADVANTAGES

Advantages:

- Affordability; market supported; some green space/privacy
- Larger homes – more of what rental market would accept. Still have light from 3 sides.
- Increase density. More affordable option? Owner-occupied? Is a must! More energy efficient.
- One side will face north

Disadvantages:

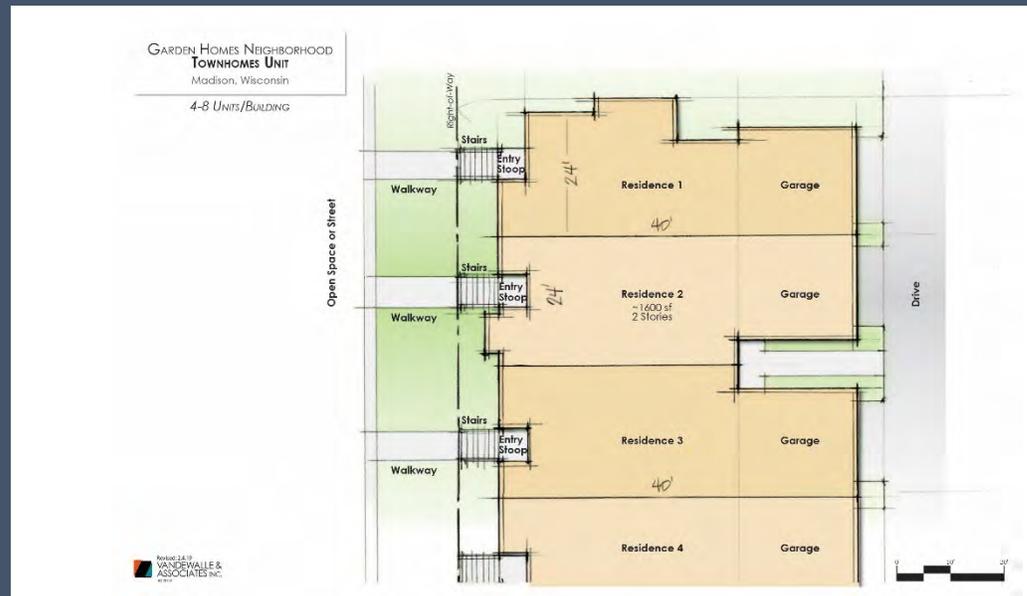
- Density greater than existing
- No yard – who cares for small amount of grass remaining? Not worth it for individual homeowner.
- No yard (grass)
- Increase lot coverage, decrease yard space/green space! Does not allow for increased density.
- Why bother – either A or C

SHOREWOOD HILLS GARDEN HOMES NEIGHBORHOOD

UNIT TYPE ALTERNATIVES

C

TOWNHOMES (4-8 Attached Units)



ADVANTAGES AND DISADVANTAGES

Advantages:

- Most open space.
- Might maintain affordability; market supported
- Higher density – likely more affordable. Preferable to apartment building? Or is it?
- #1. Owner-occupied – not rental. Least expensive per unit? \$250,000 – lower cost. City ROW on Johnson Street
- Best density. Stack homes vertically.

Disadvantages:

- More dense than rest of the neighborhood. Change character of neighborhood. Least green space
- Not what the neighbors prefer... No light, no airflow.
- No yard (grass)
- Depreciation issue: for multi-family
- Interior units have fewer windows

Please offer any other thoughts and ideas on potential Unit Type Alternatives below:

- No matter what type of buildings are built – they should not affect the existing 12 homes left. Otherwise buy the existing 12 houses and build whatever.
- Offer units without garage. Why? No need for cars because of good bus, shopping, bike path, and many big employers all within walking distance.

MEETING SIGN-IN SHEET – PLEASE PRINT CLEARLY

Project:	Shorewood Hills Garden Homes Neighborhood Redevelopment Alternatives Public Meeting	Meeting Date:	February 5, 2019
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MEETING SIGN-IN SHEET – PLEASE PRINT CLEARLY

Project:	Shorewood Hills Garden Homes Neighborhood Redevelopment Alternatives Public Meeting	Meeting Date:	February 5, 2019
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