

MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS PLAN COMMISSION

The Tuesday, March 26, 2019 meeting of the Plan Commission was called to order at 7:00 pm by Chair Dave Benforado. Members present were: Mr. Benforado, Deb Remington, Jim Etmanczyk, Karl Wellensiek, Earl Munson, Brauna Hartzell and John Imes. Also present was Karl Frantz, Village Administrator, Scott Harrington of Vandewalle and David Sykes, Administrative Services Manager/Deputy Clerk. About 30 visitors were in the audience.

Mr. Frantz confirmed the meeting had been properly posted and noticed.

Vandewalle and Associates will provide a summary of the Garden Homes planning process, proposed redevelopment guidelines and possible courses of action

Scott Harrington of Vandewalle & Associates summarized the Garden Home planning process for the Commission members. Due to the August 20 flooding, the neighborhood has changed significantly with numerous homes being demolished. Vandewalle was charged with making recommendations to guide any future redevelopment. They used a ground-up process with no preconceived ideas about what should be included in the guidelines.

Vandewalle hosted three public meetings to gather input. At the January 10 meeting, there were discussions about growth, the assets in Garden Homes, issues related to flooding, rental vs. owner-occupied housing, the current single-family zoning, opportunities for a new configuration, and green space. Utilizing instant polling data, he compared the neighborhood residents' responses to the general audience responses. Garden Homes residents were opposed to rental properties and mixed-use development while the general audience was more amenable to these ideas.

At the February 5 meeting, Vandewalle presented various design alternatives, building and street layouts and unit configurations. These included a main street like the current layout, pocket neighborhood layout, and an east/west orientation. Each of these had advantages and disadvantages. Possible unit types discussed included single-family homes with accessory dwelling structures, duplex/twin homes, townhomes (4-8 units). Again, there were advantages and disadvantages of each.

Vandewalle made some assumptions while developing their redevelopment guidelines:

1) Stormwater mitigation is likely years away due to the complexity of the problems and cost. Elevating the living area above the August 20 flood level is currently the only practical solution. Possible actions include filling in the whole area, berms around affected houses, raise foundations, and open foundations (homes on stilts) with under house parking.

2) The neighborhood is in transition and will likely continue to transition from owner-occupied to rental homes. Only 11 of the 46 lots are owner-occupied homes. The history of flooding makes sales difficult. Any type of use would be supported because of its prime location.

3) Vandewalle broke Garden Homes up into three sub-area labeled East (Burbank Place), West (Maple Terrace), University (University Avenue). Some factors that could affect redevelopment include: cost of land/fill/elevation and new construction; a strong real estate market on University Avenue; supporting infrastructure (buses, bike path) and proximity to employment.

At the February 25 meeting, Vandewalle presented their draft Development Objectives. The key points included:

1) Mitigation of potential for flood damage. Elevate living space and incorporate stormwater management practices to not affect other homes in the area.

2) Maintain a cohesive neighborhood feel. All forms of residential living are possible, including live-work units. Owner-occupied is preferred. Utilize traditional residential building design and

materials. Limit height to four-stories with step-back levels near adjacent homes. Include adequate buffering to existing homes with setbacks, entrances and mechanicals.

3) Incorporate common open space. Open space could be a central feature with buildings oriented around it.

4) Minimize vehicular impact. Avoid large surface lots and rows of garages. Maintain access from Locust Drive to University Avenue by foot.

5) Seek affordability. This will be challenging without assistance from the Village or other entity. Density will likely be needed for substantial affordable units.

Future development in the West sub-area provides more options than those listed above related to types of use and height. All types of use in the University sub-area would be viable.

Mr. Harrington summarized the recommendations to the Plan Commission:

1) The Development Objectives are written as informal guidelines that could be used to evaluate a project proposal.

2) They do not suggest changing the zoning now. A developer would likely propose a change to the zoning, which would give the Plan Commission broad discretion to the zoning requirements they choose.

3) The Village can postpone any decisions on the West and University sub-areas until redevelopment in the East sub-area has been proposed and approved.

Public comment and questions

The Commission provided an opportunity for residents to comment and ask questions. Some of the concerns were related to future flooding possibilities; the proposed four-story height limit; elevations of the lots if raised and how they would affect neighbors; how the neighborhood has changed due to the rental homes; and development getting ahead of a stormwater solution. Some comments included agreement with the Vandewalle suggestions not altering the Comprehensive Plan and the Commission could use the proposed guidelines to evaluate a developer's proposal when submitted. Some residents felt there is a discrepancy in the way the Village treats homeowners that live south of the railroad tracks and that the Village should respect these single-family homeowners the same as it does of homeowners in other parts of Shorewood Hills. Some suggested the Village should do something now to assist the remaining homeowners that are subject to future flooding. There were remarks about development in the City of Madison causing the flooding problems and being a part of the solution (possibly financially).

Mr. Frantz reported the Village has been working with the City of Madison on the stormwater runoff problems. Stormwater engineering contractors are able to model various storms and possible mitigation measures. He also reviewed potential mitigation projects, timelines and estimated costs of the projects, including the possibility of incorporating a major project into the 2021 University Avenue reconstruction project.

Plan Commission Garden Homes planning working session with possible recommendations

The Commission decided to take some time to digest the information gathered this evening. Mr. Benforado asked commissioners if they had requests for additional information/data.

Mr. Imes asked about the delineations of East, West and University sub-areas. Mr. Harrington said they determined each area had different potential for development. It is possible that they could be consolidated into one development in the future.

Mr. Munson asked if the height of the existing floodwall could be raise. Mr. Benforado indicated the Stormwater Committee identified that as a potential mitigation measure. Mr. Frantz added that it was not a simple process as the floodwall was designed to work in concert with the neighboring topography along University Avenue, Rose Place and Locust Drive.

Mr. Benforado reported the Stormwater Committee is scheduled to meet on April 10 to continue brainstorming ideas with the intent to provide an interim report on May 1.

The Plan Commission will discuss the Development Objectives with Vandewalle's recommendations at its meeting on April 9. It is possible the Board will receive a similar presentation from Vandewalle at its April 16 meeting with a recommendation from the Plan Commission.

Mr. Harrington suggested some action items to consider:

- 1) Is the Plan Commission willing to consider something other than existing single-family homes?
- 2) If yes, then what parameters will the Plan Commission use to evaluate a proposed development (i.e. detailed guidelines as recommended in the Vandewalle presentation)?
- 3) The Plan Commission could rezone the area now and/or incorporate that zoning in the Comprehensive Plan (this is not recommended by Vandewalle).

Mr. Munson felt a responsibility to the homeowners that still live in Garden Homes to alleviate their flood concerns in some way, even if it is temporary.

Mr. Frantz reminded commissioners that other homes in the Village were also flooded on August 20 including homes on Tally Ho Lane, Columbia Road and Swarthmore Court.

Next Meeting

The Commission is scheduled to meet next on Tuesday, April 9, 2019 at 7:00 pm.

Adjourn

The meeting was adjourned at 9:26 pm.

Respectfully submitted,

David Sykes
Administrative Services Manager/Deputy Clerk