



# 5 Utilities & Community Facilities

## ASSESSMENT OF EXISTING CONDITIONS

### Community Facilities

Community facilities are important to the life of a neighborhood because they provide services that ensure a safe and cohesive community environment. Existing community facilities within the neighborhood area include fire, police, emergency medical services, health care, a park, and a church.

#### *Fire and EMS*

Fire and rescue services are provided by the Village of Shorewood Hills volunteer firefighters and EMTs, whose services are based out of the facility at 1008 Shorewood Boulevard. The departments provide internship opportunities to college students in the area.

#### *Police*

Police service is provided by the Village of Shorewood Hills Police Department, located in the Village Hall at 810 Shorewood Boulevard. The Police Department currently employs six full time officers, including a Chief of Police, a Lieutenant, and a full time detective. The department also employs approximately ten part-time officers.

#### *Health Care*

The Pyare Neighborhood is located less than 1-1/2 miles from a node of health care facilities at the University Bay Drive and University Avenue intersection. The facilities present at this location include the UW Health University Station Clinic, the UW Hospital, and the VA Hospital. A Ronald McDonald House facility is also located within the area, at 2716 Marshall Court.

The UW Health Clinic provides eye care services and is home to a host of clinics, including geriatrics, internal medicine, memory assessment, mental health, mobility, and pediatric and adolescent care.

The Ronald McDonald House provides a temporary residence for families whose children (18 and under) are undergoing treatment at Madison area

health care facilities. The cost is \$10 per night, but no family is turned away because of financial resources. Families stay at the House from one night up to a year, as long as their children are receiving medical treatment.

The Ronald McDonald Care Mobile also provides free dental services in Wisconsin and medical and dental services in northern Illinois to children who otherwise would not have access to health care.

The UW Hospital at 600 Highland Avenue provides a full range of routine, preventative and emergency care services. It is also a teaching hospital; students in medical school at the UW work under the supervision of physicians to gain experience and complete their education. The American Family Children’s Hospital, a recent addition to the UW Hospital, is “a complete children’s medical and surgical center with a pediatric intensive care unit, an internationally recognized transplant surgery program, a children’s cancer center and a family-friendly atmosphere” (Hospital website).

The William S. Middleton Memorial Veterans’ (VA) Hospital provides qualifying veterans with tertiary care in medicine, surgery, neurology, and psychiatry. The VA Hospital is affiliated with the UW Hospital, and the two share many facilities and staff. A staff of approximately 1,080 at the VA Hospital treats the more than 34,000 veterans who visit the VA Hospital annually.

#### *Parks and Open Space*

The nearest open space to the planning area is the Blackhawk Country Club which borders the Neighborhood to the north and west. Although the Country Club provides visual open space it is not daily usable open space in the same sense as a village park. The largest park in Shorewood Hills is Post Farm Park, which is approximately one mile east of the planning area. The 8.7 acre

park includes 3 tennis courts, a sand volleyball court, the Village’s Olympic size pool and community center, community gardens, and walking/biking paths. There is also some open space located at the Shorewood Hills Elementary School just northeast of the planning area. Because the Pyare Neighborhood borders the busy University Avenue corridor it may seem separated from the greenspace north of the planning area. This problem is exacerbated by the lack of greenspace in the neighborhood.

#### **Municipal Infrastructure**

Infrastructure in the planning area is not in imminent need of replacement, but the Village Engineer has identified several projects which may occur as part of the project plan for the Pyare Square tax incremental financing district.

Those projects include:

- Maple Terrace street work.
- Maple Terrace sanitary sewer .
- Burbank Place street work.
- Burbank Place sanitary sewer.
- Potential University Avenue pedestrian overpass.
- Pyare Square, McDonald’s, Walnut Grove, and Garden Homes stormwater improvements.

Outside of Village control, the City of Madison will be undertaking a partial street reconstruction on University Avenue west of the planning area. The Madison Metropolitan Sewerage District (MMSD) had been considering a sewer interceptor upgrade along University Avenue, but that project has been indefinitely postponed.

#### **GOALS & OBJECTIVES**

Many goals and objectives related to infrastructure upgrades were covered in past sections—for example sidewalk improvements, traffic calming devices, and the Locust Drive extension. This section covers infrastructure-related objectives that have not yet been

discussed. In general, it will be necessary to provide adequate infrastructure (sewer, water, electric, fiber optic) to accommodate the increased density that is planned for the Pyare Neighborhood.

**Goal No. 1: Coordinate infrastructure improvements to the extent possible.**

*Objective No. 1: Work with MMSD and the City of Madison to coordinate sidewalk and driveway improvements along University Avenue.*

As discussed in earlier sections of this plan, it is recommended that improvements be made to the sidewalks along University Avenue in front of the planning area. To avoid unnecessary expense and time, the Village should work with the City and MMSD, if possible, to coordinate any work being done which may disturb the area. In other words, if MMSD is replacing sewer interceptors along University Avenue, it may be beneficial to coordinate sidewalk and driveway improvement projects so they occur at the same time.

*Objective No. 2: Coordinate road construction projects with utility work.*

Any potential utility work within the planning area should be coordinated with planned road work. In particular, when making potential improvements to Burbank Place and Maple Terrace, the sewer work and the road work should occur at the same time. In addition, if Locust Drive is extended, any potential utility work on the Pyare parcel should occur simultaneously.

*Objective No. 3: Work with County/RTA when making any improvements to pedestrian connections to ensure the improvements could be utilized by a potential transit stop.*

The opportunity for a transit stop exists in the planning area. If it is decided to locate a stop along the rail corridor, adequate connections to that stop would have to be made as discussed in the transportation section. If any improvements

are done to potential connections, for example, the path on the north side of the Neighborhood, work should be coordinated with the County/RTA in order to anticipate the improvements needed for a future transit stop.

**Goal No. 2: Use environmentally friendly stormwater management practices.**

*Objective No. 1: Use greenspace for stormwater management.*

As discussed earlier in the plan, an increase in the amount of greenspace present in the Neighborhood will greatly increase connectivity and quality of life for users and residents. Greenspace can also be used as a stormwater management tool. New greenspace should include elements such as rain gardens, bioswales, and water detention locations. All of these elements are intended to slow the flow of water across the site and increase infiltration. By doing this, less water will settle in the Garden Homes area and cause flooding issues.

*Objective No. 2: Use porous pavement for portions of the paved surface in the planning area.*

Porous concrete technology has advanced to the point where cities are beginning to use it as a viable alternative to traditional asphalt, and not only for experiments or demonstration areas. For example, the City of Chicago has recently reconstructed alleys to use pervious pavement in order to cut down on stormwater runoff. If possible, pervious pavement could be used in the Pyare improvements in order to increase infiltration. If cost prohibits the use of large quantities of pervious pavement, specific low points could be targeted for the use of the technology.

*Objective No. 3: Integrate stormwater management techniques into redevelopment projects.*

All new development will need to meet Village stormwater requirements. Projects should integrate stormwater management techniques

into design, not only increasing pervious surfaces, but maximizing the use of bioretention, bioswales, green roofs, and other modern stormwater management techniques.

*Objective No. 4: Coordinate with the City of Madison in reducing “upstream” stormwater.*

Many of the stormwater issues within the planning area are caused by development within the City of Madison. The Hill Farms Department of Transportation site is 21 acres that is almost entirely impervious, with virtually no stormwater management measures. The State Crime Lab is about 7 acres, also covered almost entirely by impervious surfaces with no stormwater management. The Village must coordinate with the City of Madison on any redevelopment projects on those sites, and any other projects that could lessen the stormwater issues facing the planning area.

## RECOMMENDATIONS SUMMARY & CONCLUSION

The Village has the opportunity to use the redevelopment of the Pyare Neighborhood to

showcase environmentally friendly Best Management Practices and address some of the chronic flooding issues in the planning area. In addition to the infrastructure recommendations integrated into previous chapters, the Village should:

- Work with MMSD and the City to coordinate future sidewalk and driveway improvements.
- Coordinate road construction projects with utility upgrades .
- Work with the County/RTA to coordinate potential improvements to pedestrian connections which may some day serve a transit stop.
- Use the development of greenspace to integrate stormwater management techniques aimed at increasing infiltration.
- Use pervious pavement to the greatest extent possible.
- Integrate stormwater management practices into redevelopment projects.
- Coordinate with the City of Madison to lessen stormwater coming into the planning area.



*University Avenue at Midvale Boulevard after a heavy rain.*