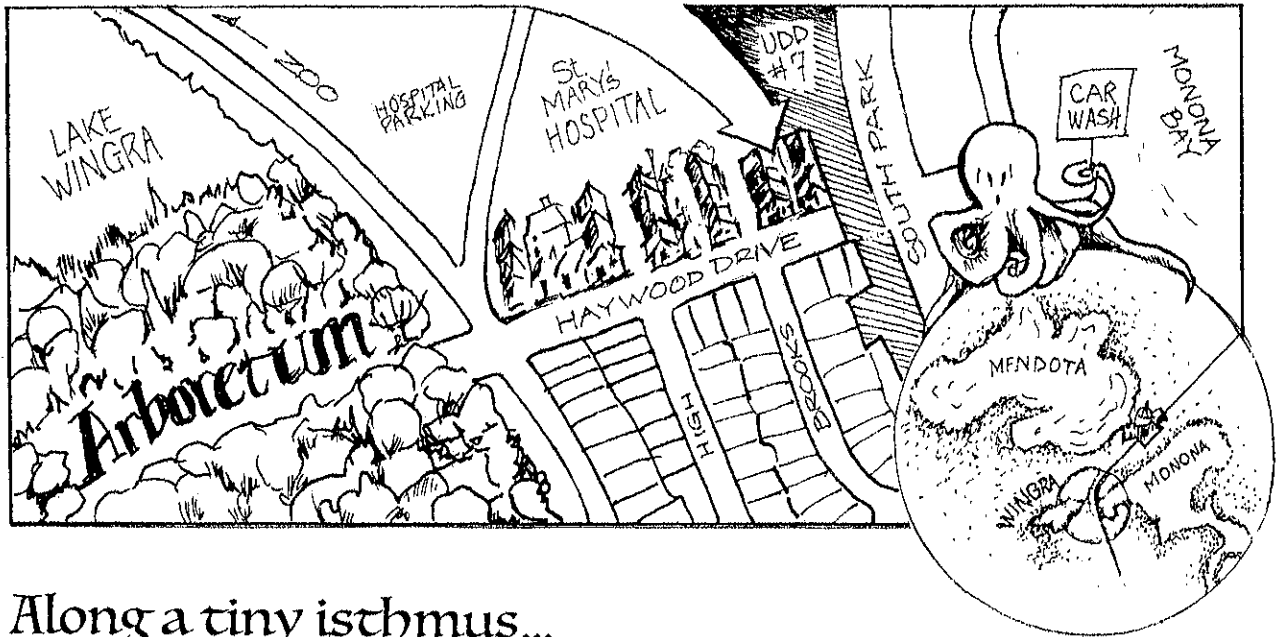


# Preserve Madison's Arboretum Gateway



## Along a tiny isthmus...

just south of Madison's Downtown, our three blocks of homes line the corridor, connecting Lake Wingra to Monona Bay. We form the eastern gateway from Park Street to the Arboretum, Zoo and Vilas Park. Our homes are cottages; many were built in the 1930s. We've made considerable investments to conserve and improve them; their character and scale is a fitting transition from the urbanity of Park Street to the natural landscapes of the Arboretum.

## Our presence is an anchor.

We are resident sentinels and caretakers who stabilize this gateway. We observe the daily passage of bicyclists, Badger fans, moms with strollers, picnic packers, joggers, solitary fishermen and naturalists who use the Arboretum Isthmus. We pick up trash, give directions and maintain the quiet when needed. Though we are the south boundary of Greenbush, St. Mary's Hospital isolates us from Greenbush to the north. We face Bay Creek, where our neighbors are mostly tenants in two and four-units. Many change yearly. So we are the last resident homeowners. Our continued presence helps preserve a safe and stable environment for everyone who seeks the restorative power of the lakes, Wingra Creek, and the effigy mounds, paths, trees, and springs.

## We urge the City of Madison to...

preserve our Arboretum gateway and support its resident homeowners through wise choices for development. We urge City planners, commissioners, alders and the mayor to maintain the best of the past and carry it forward as we develop land to serve future generations. Please see the reverse for our neighborhood consensus position on the proposed development for the block bounded by Park Street, Delaplaine, Haywood Drive and Brooks Street.

# Preserve Madison's Arboretum Gateway

We **SUPPORT** affordable housing on the block bounded by Park Street, Haywood Drive, Brooks and Delaplaine, but **within current zoning**.

We **SUPPORT** the vision of the Greenbush/Vilas Revitalization Plan of 2010 that, in order to increase density, recommends medium scale townhouses, and cluster, courtyard housing. (Part I, P. 1-3)

We look to Arboretum Co-Housing and St. James Court as models.

We **SUPPORT** the 2010 Greenbush Revitalization plan to "Provide high quality housing choices including rehabilitation of existing housing stock and new construction in general scale and historic character with the neighborhood."(p.42)

We **SUPPORT** the Plan for our residential blocks (as designated on p. 1-3 of its Summary) to, "Encourage and support owner-occupied opportunities by facilitating single families and duplex conversions" through these four actions:

"Create multiple and affordable paths to ownership;  
"Support the needs of existing homeowners;  
"Maximize the efficiency & productivity of single-family lots, and;  
"Reclaim the existing housing stock."

We **SUPPORT** amending TID#43 to include the three residential blocks along the Haywood Corridor, to offer renters an incentive to purchase their homes.

We **OPPOSE** the re-zoning request by Developer JT Klein and Company, Inc. in its proposal entitled "8Twenty Park Street."

We **OPPOSE** a four-story building on Haywood Drive and the precedent it would set.

"The existing housing stock should be preserved and rehabilitated, and South Park Street should be redeveloped to create more cohesion between homes and Park Street." (p.33, Greenbush Neighborhood Plan 2008)

We **OPPOSE** that portion of a five-story building on Delaplaine Court that expands beyond the current zoning boundary for Urban Design District 7.

We **OPPOSE** the Developer's acquisition of single family homes for the purpose of massing high-density in our neighborhood.

We **OPPOSE** massed building design that defies the current plan (Greenbush Revitalization Plan of 2010), which calls for "transition from large to small."