



A Special Neighborhood

Three city blocks, bordered by South Mills St., Delplaine Ct., Park St. and Haywood, divided by Brooks St. and High St. We are the southern tip of the Greenbush Neighborhood, but are separated by St. Mary's Hospital. Many people refer to us as the "Gateway to the Arboretum" and park on our streets to use Vilas Zoo and beach, the Arboretum, and Wingra Creek. We are also used by St. Marys hospital staff and patients and by UW-Madison sports events for parking.

Photos of the houses in the circle below follow, with a short note about each.



High St and Delaplaine— rented by a family of three.



High St - owner occupied – building a new front porch.



High St – owner occupied, built addition on back.



High St – two apartments, landlord lives in across the street. New siding two years ago.



High St – owner occupied, new addition on back.



High St and Haywood – owner occupied, back yard landscaped, fenced two years ago.



High St – owner occupied



High St – owner occupied, painted this fall.



High St – owner occupied, new front porch this summer.



High St – owner occupied



Deleplaine Ct.. – rented by a family of three.



Deleplaine and Brooks – rental, new front steps two years ago



Brooks St. - rental



Brooks St – owner occupied



Brooks St – owner occupied, converted
from 2-flat to single family



Brooks St – rental, 2-flat, family of five in the lower flat.



Brooks St and Haywood– owned by developer



Brooks St East – owned by developer



Brooks St East – owned by developer



Brooks St East – owned by developer



Brooks St East – owned by developer



Deleplaine Ct– owned by developer



Deleplaine Ct– owned by developer



Haywood St– optioned by developer



Haywood St– optioned by developer
(note hospital obstruction at a one block distance)



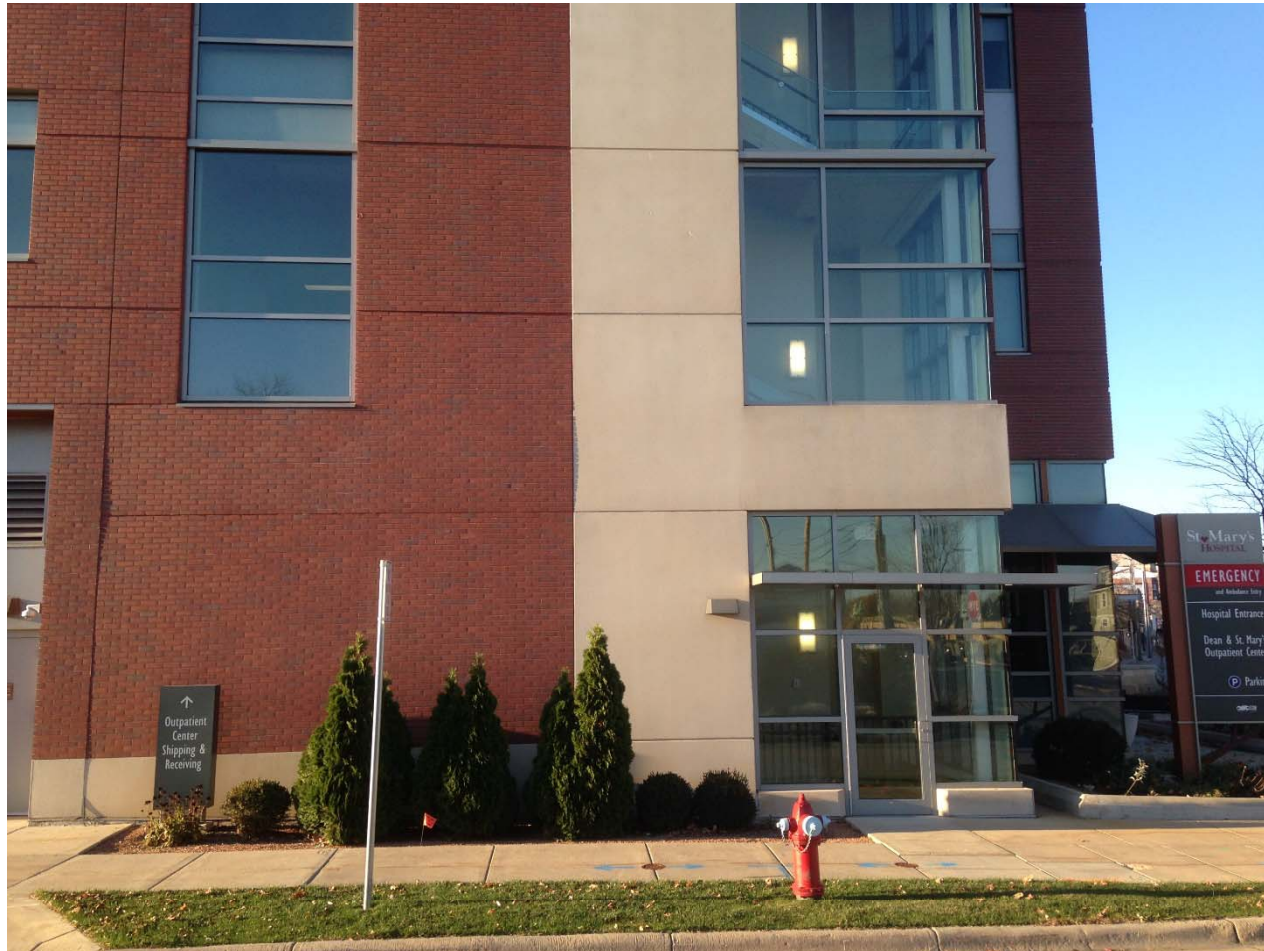
Haywood St– optioned by developer



Objections to Proposed Development

- Height does not match scale of neighborhood
- Parking provided is inadequate, no parking is planned for 6 commercial space office workers.
- Original architecture is lost.
- City/neighborhood goal of owner-occupied housing is not achieved.
- Zoning changes would reduce original homes.
- The desire for affordable housing should not ignore the neighborhood plan.

The town house apartment closest to Park Street would see this from their front door entrance.



The middle town house apartment would see and hear the loading dock from their front door entrance.



The town house apartment closest to Brooks Street would see this from their front door entrance.



Suggestions for Proposal

- Take time to develop a plan that meets city/neighborhood goals.
- Build affordable housing within the current zoning.
- Consider development of affordable mix of co-housing, with owner occupied homes moved and preserved in combination with higher Park St. apartments.

- Thanks for viewing this – please contact Patrick or Cherie Godar with any questions.
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