



## Legislation Text

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**File #:** 19055, **Version:** 1

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### **Fiscal Note**

There is no fiscal impact associated with the adoption of the plan. However, implementing specific recommendations within the plan will have fiscal impacts in the future and will require Common Council approval at that time.

### **Title**

Adopting the *Greenbush-Vilas Neighborhood Housing Revitalization Strategy Report* as a supplement to the Greenbush Neighborhood Plan.

### **Body**

WHEREAS, the City of Madison's Comprehensive Plan adopted January 17, 2006 (Substitute Ordinance No. 02207) recommends the adoption of neighborhood plans for established residential neighborhoods within the City; and

WHEREAS, the Greenbush Neighborhood Plan was adopted by the Madison Common Council on July 1, 2008 (Leg ID 10480, RES-08-00705); and

WHEREAS, the Greenbush and Vilas Neighborhood Associations jointly applied and received a \$25,000 Neighborhood Planning Grant in 2008 for the purposes of developing a detailed housing revitalization strategy for the area roughly bounded by Regent Street on the north, South Park Street on the east, Haywood Drive, Drake Street, and Grant Street on the south, and Jefferson Street on the west (see Map 1); and

WHEREAS, the Greenbush and Vilas Neighborhoods formed a Revitalization Strategy Steering Committee with representatives from the respective neighborhood associations, rental property owners, St. Mary's and Meriter Hospitals, University of Wisconsin-Madison, Realtors Association of South Central Wisconsin, Madison Gas & Electric, and other stakeholders from the immediate area; and

WHEREAS, the Greenbush and Vilas Neighborhood Associations, in conjunction with a Revitalization Strategy Steering Committee, hired the Cuningham Group, to assist them in preparing a housing revitalization strategy; and

WHEREAS, the Revitalization Strategy Steering Committee oversaw a public participation process which included three large-scale public workshops; and

WHEREAS, the Revitalization Strategy Steering Committee met with city staff four times during the process to discuss neighborhood issues and housing strategy recommendations; and

WHEREAS, the *Greenbush-Vilas Neighborhood Housing Revitalization Strategy Report* focused on strategies to: 1) increase the affordability and desirability for University and hospital employees, graduate students, and young families; 2) introduce a range of housing options that allow residents to live responsibly and simply; and 3) enhance the qualities that make the neighborhoods unique; and

WHEREAS, the *Greenbush-Vilas Neighborhood Housing Revitalization Strategy Report* identifies strategies for small-scale investment by property-owners and medium-to-large-scale investments to increase homeownership and a range of housing options in this built-up neighborhood; and

WHEREAS, it is envisioned that a Greenbush-Vilas Partnership, a consortium of public and private entities, will

be created by the Greenbush and Vilas Neighborhoods to provide the leadership and operational capacity to coordinate activities, raise funds, and attract investments during the course of implementing the housing strategy; and

WHEREAS, the *Greenbush-Vilas Neighborhood Housing Revitalization Strategy Report* is consistent with the Greenbush Neighborhood Plan and Regent Street-South Campus Neighborhood Plan with exception to greater land use detail or land use changes which should take precedence over earlier adopted plans: and

- In the area roughly bounded by St. James Court, South Mills Street, Mound Street, and South Randall Avenue, amend the City of Madison Comprehensive Master Plan from LDR (Low Density Residential) to MDR (Medium Density Residential) with a maximum density of 25 dwelling units per acre (see Map 2);
- In the area bounded roughly by Bowen Court, South Mills Street, Mound Street, and South Randall Avenue existing and new, infill single-family or multi-unit housing structures should be oriented toward a non-vehicular, green space (a.k.a. green street) with emergency and service access to residential structures from rear alley or from unobstructed front yard green space (see *Greenbush-Vilas Neighborhood Housing Revitalization Strategy Report, Part III: Medium-Scale Investments*)
- In the area of the existing St. James church parking lot located on the north side of Mound Street between Milton Court and South Orchard Street, redesign and redevelop the parking lot to accommodate new housing, a ceremonial entrance plaza, improved parking and a green space for school children (See *Greenbush-Vilas Neighborhood Housing Revitalization Strategy Report, Part IV: Large-Scale Investments*).
- On the 400 block of South Charter Street, create a courtyard cluster concept with infill detached houses that are oriented around a common green space with shared parking (See *Greenbush-Vilas Neighborhood Housing Revitalization Strategy Report, Part III: Medium-Scale Investments*)

WHEREAS fire access will need to be integrated into the final street/neighborhood layout at the time when new development is proposed. While codes require 20 ft wide fire lanes (26 ft where buildings exceed 30 ft in height), creative alternatives can be explored to meet the needs of public safety, fire ground operations and still accommodate the look and feel intended to be achieved by this neighborhood plan; and

WHEREAS, Meriter Health Services has taken a leadership role in the revitalization of the neighborhood by creating the *Healthy Neighborhood Initiative* in partnership with WHEDA and Commonwealth Development in which eight \$10,000 loans will be available to Meriter employees to purchase homes in need of repair in a designated area of the Greenbush and Vilas neighborhoods this year; and

WHEREAS, the Plan recommendations have been reviewed by City Department/Agencies and approved by the appropriate City boards and commissions.

NOW THEREFORE BE IT RESOLVED that the Common Council does hereby adopt the *Greenbush-Vilas Neighborhood Housing Revitalization Strategy Report* as a supplement to the Greenbush Neighborhood Plan.

BE IT FURTHER RESOLVED, that the Planning Division amend the Greenbush Neighborhood Plan to reflect the detailed land use concept and land use changes within the *Greenbush-Vilas Neighborhood Housing Revitalization Strategy Report*.

BE IT FURTHER RESOLVED, that the changes to the Comprehensive Plan's Generalized Future Land Use Plan Map recommended in the *Greenbush-Vilas Neighborhood Housing Revitalization Strategy Report* be considered for adoption during the next annual Comprehensive Plan evaluation and amendment process.

BE IT FURTHER RESOLVED, that prior to the commencement of the annual budget process, the Department of Planning Community & Economic Development will prepare a status report on the implementation of the neighborhood plan recommendations and forward said status report to City agencies for consideration in establishing future agency work plans and budget submittals.

BE IT FURTHER RESOLVED that for those plan recommendations with capital budget implications, the Department of Planning Community & Economic Development will forward this information to the Capital Improvement Review Committee (CIRC) for their consideration as part of annual capital budget review process.

BE IT FURTHER RESOLVED that the appropriate City agencies consider including the recommendations of the *Greenbush-Vilas Neighborhood Housing Revitalization Strategy Report* in future work plans and budgets in accordance with the priorities stated in the plan.

BE IT FINALLY RESOLVED that the appropriate City agencies be requested to consider assigning priority in future work plans to proceed with the implementation of the highest priority projects and activities in the Plan.