

# Grandview Emerson Neighborhood Association

## December 18, 2017 Land Use Planning Meeting Notes

### Themes

- Families
- Livable neighborhood
- Better integration with UWL
- Economic pressure toward potentially unhealthy land use mix
- Strategic-Intentional land use organization
- Nodes-Commercial, school, etc. – employment (neighborhood)

### Internal – Strengths and Weaknesses

#### Strengths

- Emerson Elementary
- Blessed Sacrament
- UWL
- Campbell Rd/State St Commercial Node
- Memorial Pool
- Parks/Recreation/Marsh/Bluffs/Natural aesthetics
- Historic homes/Architecture variety/NRHP District
- Small lots/small homes
- Cozy/homey/friendly neighborhood

#### Weaknesses

- Need current data
- Emerson's limited building/land size
- Stealth dorm area
- Parking
- Aging Housing/Aging population
- Small lots/small homes
- Single garages

### External – Opportunities and Threats

#### Opportunities

- Changing new neighborhoods
- WiFi

## **Grandview Emerson Neighborhood Association December 18, 2017 Land Use Planning Meeting Notes**

- Campbell Rd/360 Development housing strategy (Develop over existing high density)
- Strengthening/growing Campbell St commercial node
- Aging population
- Increase density
- University space
- Charge for parking (utility district)

### **Threats**

- Economic pressure toward rentals – tax benefits, room money
- Pressure toward higher density of single family sites
- Inability to enforce unrelated rule
- WisDOT STH 16 policy
- Poor property management
- High property taxes