

Hoffmann Management

P.O Box 180552
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June 21, 2006

Land Use Application – Letter of Intent

Midvale Townhomes
4383 Doncaster Drive
Madison, WI

This application is two-fold

1. A demolition request for two buildings, purchased by the D.O.T., to make way for future expansion of the Midvale/Verona & West Beltline Interchange.
2. A rezoning and conditional use permit for a portion of Doncaster Park purchased from the City of Madison Parks Department for the purpose of additional parking.

Midvale Townhomes is a 52-unit apartment project located at 4383 Doncaster Drive. The apartments have two and three bedroom units, which are located in six buildings. In February 2005, there was a fire at apartment 4403 Doncaster Drive (located in one of two buildings along the West Beltline/ Midvale Road Interchange). After the fire, the Department of Transportation contacted the owners to express interest in purchasing the building, which had the apartment fire. Discussions with Jay Buchite of the D.O.T. were initially for the purchase of only one building, closest to the beltline; however, the requirement to close access to the rear parking lot from the beltline off ramp led to both buildings being considered for demolition. If the rear parking lot were to be saved, an access road through Doncaster Park would be required. Several alternative plans were presented at a neighborhood meeting hosted by Alderman Ken Golden. The most desirable plan, agreed on at the neighborhood meeting, was to close the rear parking lot entirely, and purchase the strip of Doncaster Park directly in front of the subject apartments for the purpose of a parking lot. Meetings with City Planning, DOT, and Madison Parks Department are in agreement with this plan.

The size of the current 52-unit Apartment project is 87,556 Square Feet (2.01 acres). The DOT purchase of two buildings and parking lot totals 23,087 Square Feet (.53 acres). The addition of the Doncaster Park strip for a parking lot equals 18,220 Square Feet (.42 acres). The net total is 82,689 Square Feet (1.9 acres).

Apartment Analysis – Before/After

	Before	After
2-Bedroom Units	33 Units	25 Units
3-Bedroom Units	19 Units	12 Units
Total	52 Units	37 Units

Zoning Analysis – Before

	Required by Zoning	Subject Before	Conforms?
Minimum Lot Size	73,300 Square Feet	87,556 Square Feet	Yes
Usable Open Space	19,680 Square Feet	19,300 Square Feet	No
Parking Stalls	82	54 (65% of required)	No

Zoning Analysis – After

	Require by Zoning	Subject After	Conforms
Minimum Lot Size	51,700 Square Feet	82,689 Square Feet	Yes
Usable Open Space	13,760 Square Feet	19,000 Square Feet	Yes
Parking Stalls	58	49 (84% of required)	No – But Better

Project Advantages:

1. The DOT can address a major safety issue by eliminating a parking lot whose access is only from the off-ramp of the beltline.
2. Future beltline expansion needs are addressed.
3. The apartment density is reduced from 52 to 37 units.
4. The acreage density is improved.
5. The off-street parking ratio is greatly improved.

Contact Information:

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