



Location
4381 Doncaster Drive

Applicant
David Hoffman - Will-Southside, LLC

From: R2 To: R5

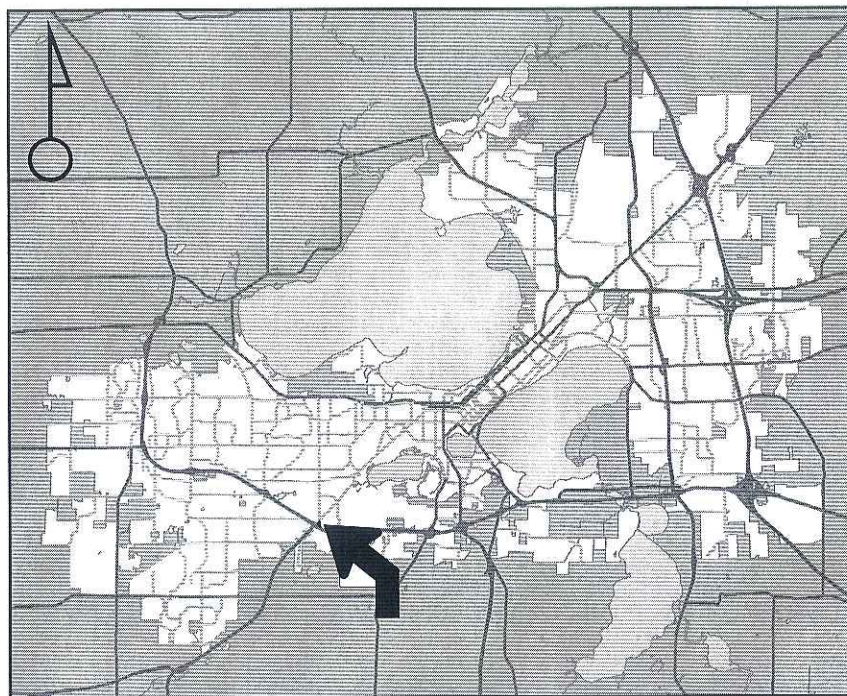
Existing Use
Multi-Unit Residential

Proposed Use
Demolish 2 Townhouse Apartment Buildings
& Construct New Surface Parking Lot

Public Hearing Date

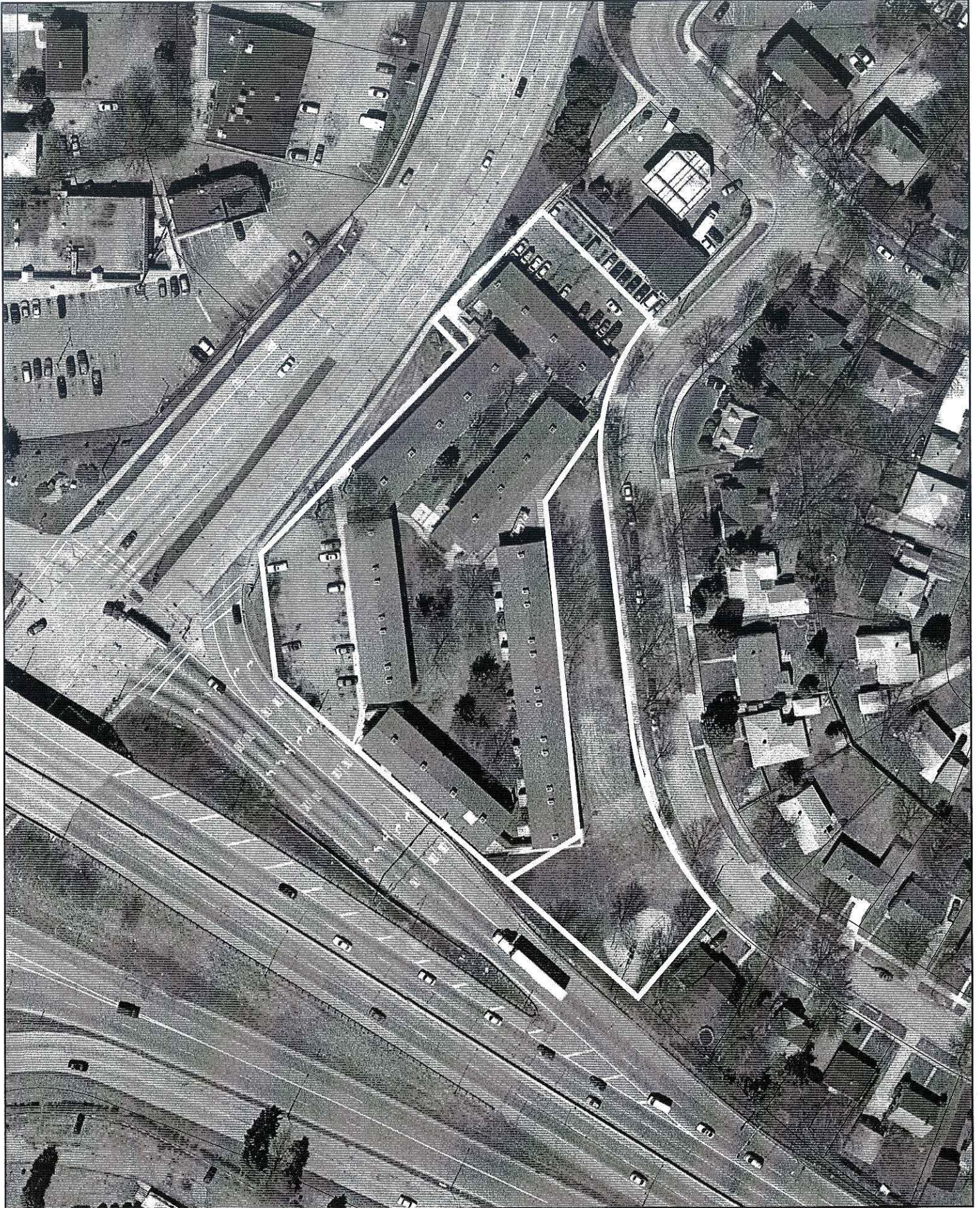
Plan Commission
21 August 2006

Common Council
05 September 2006



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635





Hoffmann Management

P.O Box 180552
Delafield, WI 53018

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:

David Hoffmann

Hoffmann Management
 PO Box 180552
 Delafield, WI 53018
 Cell: 262-391-7475



LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	<u>6-22-06</u>
Received By _____	<u>RT</u>
Parcel No. _____	<u>0709-324-0513-1</u>
Aldermanic District _____	<u>10, Ken Golden</u>
GQ _____	<u>OK!</u>
Zoning District _____	<u>R2, R5</u>
For Complete Submittal	
Application _____	Letter of Intent <u>✓</u>
IDUP _____	Legal Descript. _____
Plan Sets _____	Zoning Text <u>N/A</u>
Alder Notification _____	Waiver _____
Ngbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	_____

1. Project Address: 4383 DONCASTER DRIVE Project Area in Acres: 2.01 ACRES

Project Title (if any): MIDVALE TOWNHOMES

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input checked="" type="checkbox"/> Rezoning from <u>PARKLAND</u> to <u>Residential</u>	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: DAVID HOFFMANN Company: Will-Southside LLC
 Street Address: P.O. Box 180552 City/State: Delafield/WI Zip: 53018
 Telephone: (262) 391-7475 Fax: (262) 369-1986 Email: DavidPHoffmann@yahoo.com
 Project Contact Person: DAVID HOFFMANN Company: Will-Southside LLC
 Street Address: P.O. Box 180552 City/State: Delafield/WI Zip: 53018
 Telephone: (262) 391-7475 Fax: (262) 369-1986 Email: SAME
 Property Owner (if not applicant): Will-Southside LLC
 Street Address: P.O. Box 180552 City/State: Delafield/WI Zip: 53018

4. Project Information:

Provide a general description of the project and all proposed uses of the site: _____

- D.D.T. - Demolition of two Buildings, PARKING LOT REMOVAL
- PURCHASE/REZONE PORTION OF DONCASTER PARK - CONVERT TO PARKING LOT

Development Schedule: Commencement AUGUST/06 Completion NOVEMBER/06

CONTINUE →

5. Required Submittals:

- Site Plans** submitted as follows and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.
- Filing Fee:** \$_____ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of the: N/A Plan, which recommends: _____ for this property.

- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Ken Golden - Alderperson, District 10; Neighborhood Mtg. October 2005 ^{NOV. 3RD}
 NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form. ^{7:00 P.M.}

- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

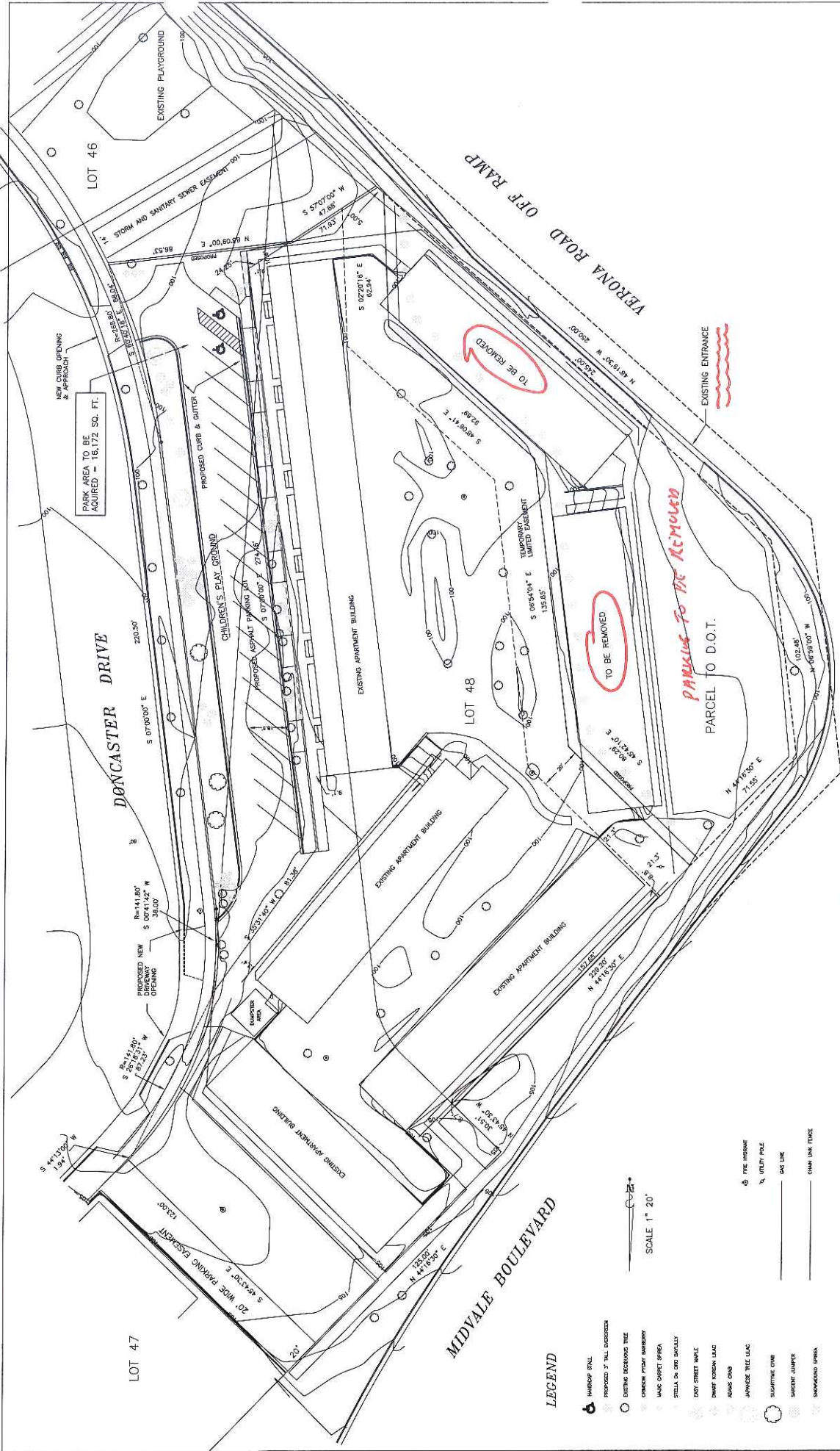
Planner Bill Fruiling Date 6-12-06 | Zoning Staff MATT TUCKER Date 6-12-06

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name David P. Hoffmann Gary Hammer ^(w/ dot) Date 6-21-06

Signature David P. Hoffmann Gary Hammer Relation to Property Owner Employee

Authorizing Signature of Property Owner Lucille Will Date 6-21-06



SITE PLAN

JUNE 20, 2008

BIRRENKOTT SURVEYING INC.
 LAND SURVEYING & PERC TESTING
 (608) 837-7443
 SUN PRAIRIE, WIS. 53590
 FAX (608) 837-1081
 P.O. BOX 237
 1877 N. BRESTOL ST.

- ### LEGEND
- HANDICAP STALL
 - PROPOSED 5" TALL IMPEDIMENT
 - EXISTING TREASURED TREE
 - CONCRETE TYPICAL BARRIER
 - WOOD CHIPPER SPHERA
 - STELLA IN GIRD DVALETT
 - DOT STREET MARK
 - DAWG KISSIN LAG
 - KINGS CHA
 - JAPANESE TREE FLAG
 - SIGNATURE CURB
 - IMPACT JUMPER
 - SHOWMOOD SPHERA
 - FIRE HYDRANT
 - UTILITY POLE
 - GAS LINE
 - CHAIN LINK FENCE

SCALE 1" = 20'

MIDVALE BOULEVARD

DONCASTER DRIVE

VERONA ROAD OFF RAMP

PARK AREA TO BE ACQUIRED - 18,172 SQ. FT.

TO BE REMOVED

TO BE REMOVED

PARCEL TO BE REMOVED
PARCEL TO D.O.T.

EXISTING ENTRANCE

PROPOSED NEW DRIVEWAY OPENING

PROPOSED CURB & GUTTER

CHILDREN'S PLAY GROUND

EXISTING APARTMENT BUILDING

EXISTING APARTMENT BUILDING

EXISTING APARTMENT BUILDING

LOT 47

LOT 46

LOT 48

NEW CURB OPENING & APPROACH

PROPOSED ASPHALT DRIVEWAY

TEMPORARY LIMITED EASEMENT

EXISTING PARKING ASPHALT

20' WIDE PARKING EASEMENT

EXISTING APARTMENT BUILDING

EXISTING APARTMENT BUILDING

EXISTING APARTMENT BUILDING

Exterior of Building along Beltline Off-Ramp





Midvale Street Frontage Facing Southwest



Midvale Boulevard Frontage Facing Northeast



Acquired Parking Lot



Area Proposed for Replacement Parking



Typical Unit Design





Proposed Area of Reconstructed Parking





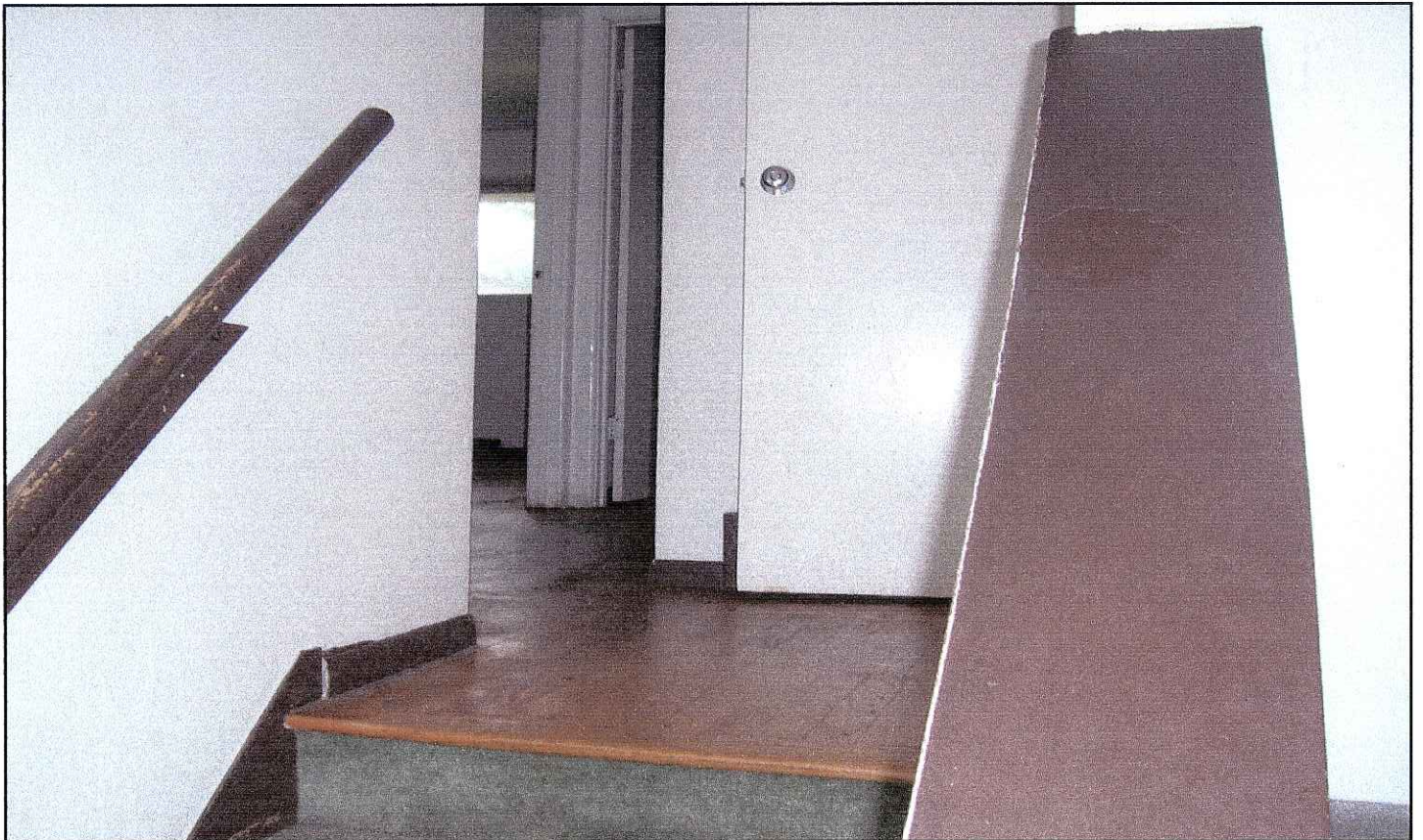
Interior Courtyard



Interior Views of Three Bedroom Units to be Demolished



Living Room with view of kitchen



Stairway to second floor

More Interior Views of Three Bedroom Units to be Demolished



One of the bedrooms



Shower over tub unit

More Interior View of Three Bedroom Unit to be Demolished



Vanity in powder room



Interior Views of Two Bedroom Units to be Demolished



Living Room with Fireplace in a 2 bedroom unit



View from Living Room to kitchen & stairway

Interior View of Two Bedroom Unit & Exterior View



A bedroom



View of parking lot to be abandoned & buildings along the beltway off-ramp