

**From:** tfmproperties  
**Sent:** Wednesday, December 09, 2015 2:04 PM  
**To:** Martin, Alan  
**Subject:** Fwd: Letter

Sent from my U.S. Cellular® Smartphone

----- Original message -----

**From:** Kris Stodola  
**Date:** 12/9/2015 11:49 AM (GMT-06:00)  
**To:** tfmproperties  
**Subject:** Letter

December 9, 2015

**TO:** City of Madison Planning Commission

**FROM:** Tom Munz, TFM Properties

**RE:** Development Plans for W. Broadway and Lake Point Drive, Madison, WI

To Whom It May Concern,

My name is Thomas Munz, owner and operator of TFM Properties in Madison, WI. My portfolio consists of 5 properties in the Broadway/Lake Point community, which I have owned and operated since 1998.

- 2010 W Broadway – 32 2-bedroom units
- 5327 Hoboken – 3-bedroom house
- 2005 Lake Point Drive – 2 3-bedroom flats
- 2009 Lake Point Drive – 3 units; 1,2 and 3-bedroom
- 2101 Lake Point Drive – 4 2-bedroom units

Currently, my sites struggle with parking, especially at 2010 W Broadway where we do not have enough parking spots to accommodate the density of the building. Fortunately, Homer Simpson at Antler's Tavern has allowed me to use 8-10 stalls for my resident's use. Without this assistance, the property couldn't handle the resident parking needs as it currently stands.

My Lake Point Drive properties also struggle with a shortage of off-street parking, and the on-street parking is little to no help, as nightly the on-street parking is full to the brim; with no exceptions.

Things brings me to my concern over the 12-unit 3-bedroom complex proposed by the City of Madison for the corner of Lake Point Drive and Hoboken Road. From what I understand after attending several meetings, the plan consists of 1 ½ parking spots per 3-bedroom unit. Of those parking spots, 6 are covered garages, which are likely to be charged back to the residents for use, bringing the included parking down to roughly 1 per 3-bedroom townhome. Even if the garages are utilized, 1 ½ parking spots per 3-bedroom townhome is completely deficient in addressing the needs of the community. Every property owner up and down Lake Point Drive struggles with unauthorized vehicles parking in their lots, and added density of this proportion will only amplify the current struggles on the street. This will also create further conflict for trash removal, blocked fire hydrants, fire/police response time, etc. Certainly, one could advocate for re-opening parking down all of Lake Point Drive, however this is also not a viable option. As we have recently seen with parking opened up just on the west end of Lake Point Drive, the density of vehicles creates a very unsafe street in numerous respects, which I noted above. Additionally, adding 72 humans and increased density of street parking is literally asking for a person to get hurt regularly as they attempt to negotiate such unsafe and cramped parking issues.

My concerns over parking tie directly in with density of this community as a whole. The entire community has worked diligently to make this area a better community year after year. It is finally stabilizing – however it is not stabilized. Adding up to 72 more persons in such a small space at the corner of one of the former worst neighborhoods in the Madison area is not going to bode well for the continued stabilization efforts of the community. The entire street still deals daily with open drug deals, occasional robberies, stabbings, etc. Adding another 72 humans to this problem will only create chaos and greatly reduce the stabilization efforts put forth by the community. Years ago, the focus for this community was a reduction in density. Now, when efforts are still ongoing in support of that vision, the city wishes to increase density? Please allow this community to fully stabilize before adding more to the mix.

Lastly, I wish to address the ongoing need for a new community center for this neighborhood. There isn't a soul on the street who doesn't support or wish to see development of a new community center. However, to best address the needs of the center and the community, I, as well as other property owners in the neighborhood, feel that this center would be best placed at the park behind PDQ and as a stand-alone structure with no housing attached. The current plan for the center and even more density-rich housing is a complete failure for this community. The parking hidden behind the building is ripe for future criminal activity – of which the community still fights daily. Additionally, the planned amount of fee-free (surface parking) doesn't even begin to address the parking needs of such a large complex. Assuming that the folks who will live in these developments can afford to pay for parking is utter none-sense. This combined complex/center also adds un-needed density to this community which I addressed above.

Kris Stodola

Sr. Property Manager