



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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Date: March 11, 2022
To: Majid Allan, Senior Planner, Dane County Planning and Development (via email)
From: Heather Stouder, AICP, Director, City of Madison Planning Division
Subject: Petition DCPREZ-2021-11764 – Rezoning of 77 Sirloin Strip, Town of Madison; DCPCUP-2021-02545 – Conditional Use Permit for 71 unit multifamily development

Dear Majid Allan:

This letter is an update to the letter dated November 5, 2021 that outlined the City's concerns with the request for the rezoning of 77 Sirloin Strip from GC to MFR-08, along with the accompanying conditional use permit (CUP) application for multi-family residential in the GC district.

Since the November letter, City staff has met with the applicant to discuss their revised project, which the applicant presented to the City's Development Assistance Team (DAT) on February 10, 2022 for input. The City's Development Assistance Team is a multi-disciplinary staff team that meets with prospective developers to discuss the specific details of a project as well as the development process, and includes staff from the City Engineer's Office, Madison Fire Department, and Traffic Engineering Division among many other agencies.

Also since the November letter, the South Madison Plan was adopted by the Madison Common Council on January 4, 2022. The adopted South Madison Plan recommends Low-Medium Residential (LMR) for the subject site while recommending that the adjacent Madison Mobile Home Park (MMHP) for Low Residential (LR), a lower-density residential district of mostly single- and two-family dwellings in up to two-story buildings.

While the reduction in building height from six stories to four is a step in the right direction, the proposed building does not fully comply with the recommendations in the South Madison Plan, which provides detail on how height should be measured on this unique site. The applicant is measuring the height of the building from the top of the hill, while the South Madison Plan states the height of structures is to be measured from the southeast corner of the property (see plan text excerpt from page 47 below).

Surrounding MMHP, the Future Land Use Map recommends development of new housing in up to five-story buildings along Badger Road west of Rusk Street. New housing in this area should be carefully planned to integrate with the mobile home community that will surround those housing sites. Any redevelopment of the Hookah Lounge site or the site owned by TMJ II LLP should be built into the hill, with the height of any new construction measured from the southeast corners of the properties and not from the top of the hill so that the development will not loom over the adjacent mobile home park.

In addition to the apparent inconsistency between the proposed multi-family dwelling and the City's Comprehensive Plan, existing development pattern, and South Madison Plan, the City remains concerned

about the adequacy of the utilities serving the proposed redevelopment.

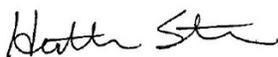
The application materials state, "existing sanitary piping and existing 8-inch water service will be re-evaluated during final engineering." Before zoning entitlements are granted for a development of the scale proposed, the developer needs to demonstrate that the water and sanitary sewer utilities are adequate to serve the project prior to approval of either a rezoning request or a conditional use request, and if they are not, what measures will be taken by the developer to upgrade utilities to serve the site. The utility questions were discussed at the DAT meeting on February 10, 2022 and to our knowledge remain unresolved. City staff recommends that the developer provide an ownership/ maintenance agreement if private sewer is to continue to be provided through the MMHP property or that the developer enter into an agreement to build sewer connecting directly to Town sewer on E Rusk Avenue east of the site being developed. A second fire hydrant will also be needed within 500 feet of the building.

Other comments shared with the project team at DAT included the need to better orient the building to the edges of the site; look to provide better, accessible pedestrian connections between the proposed building and Badger Road sidewalk; confirm that an acceptable aerial apparatus access is provided in compliance with Madison General Ordinance Chapter 34; provide an underground parking pumping plan if stormwater will not be directed away from the underground parking entrance; and recommend that perpendicular parking be removed from the access drive to reduce vehicle conflicts.

We ask the Dane County Zoning and Land Regulation Committee to carefully consider the concerns outlined in this letter when coming to a decision on the requested rezoning and/or conditional use permit for the 71-unit multi-family development proposed at 77 Sirloin Strip. While the City can envision a future redevelopment of the subject site, it feels strongly that any such redevelopment should be adequately served by utilities and in a manner that is consistent with the City's plans.

Please do not hesitate to contact me at hstouder@cityofmadison.com or 266-5974 if you have any questions.

Sincerely,



Heather Stouder

CC (via email):

Brian Grady, Principal Planner, City of Madison Planning Division
Kevin Firchow, AICP, Principal Planner, City of Madison Planning Division
Roger Lane, Zoning Administrator, Dane County Planning and Development
Tim Parks, Planner, City of Madison Planning Division
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Todd Violante, AICP, Director, Dane County Planning and Development