



Department of Planning & Community & Economic Development

Planning Division

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Date: November 5, 2021
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; DCPCUP-2021-02545 – Conditional Use Permit for 114 unit multifamily development

Dear Majid Allan:

This letter outlines 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 multifamily residential in the GC district. As this letter is drafted, it is unclear which of these two mutually exclusive proposals the development team will proceed with, so both are covered.

As Dane County is aware, the Town of Madison will be absorbed into the cities of Madison and Fitchburg as of October 31, 2022, almost exactly one year from now. The 77 Sirloin Strip site is part of the Town that will accrue to the City of Madison on that date. While our cooperative plan with the Town does not have an active extraterritorial zoning mechanism, the City asks that the County very carefully consider the impact that approval of such significant zoning requests for a large-scale redevelopment could have on the City and its current and future residents so close to the final attachment of the Town.

The Town of Madison does not have a Comprehensive Plan by which this proposal could be evaluated. The Planned Land Use map (LU-3) in Dane County's Comprehensive Plan only provides guidance on what areas of the County are provided with urban services – it does not provide guidance on appropriate future land uses for urban areas, since most urban municipalities do provide such guidance in adopted plans.

By comparison, the City of Madison Comprehensive Plan (2018) recommends the subject site and adjacent Madison Mobile Home Park for Low-Medium Residential (LMR) land uses. The LMR designation generally recommends the development of small multi-family buildings, attached residential (townhomes), and duplexes/ triplexes in up to three-story buildings, and would not typically include six-story multi-family buildings.

The subject site is also located within the boundaries of the forthcoming South Madison Plan, roughly bounded by Wingra Creek on the north, Lake Monona and the Alliant Energy Center campus on the east, the Beltline Highway and E Badger Road on the south, and Fish Hatchery Road on the west, including lands currently located in the Town of Madison. While this draft plan has been formally introduced to the Common Council and not yet adopted, it will provide more detailed recommendations on land use, parks and open space, transportation, and redevelopment; equitable access and community capacity building; economic development; and the S Park Street corridor for the area. For reference, Dane County could consider that the draft plan maintains the LMR recommendation for the subject site while recommending that the adjacent mobile home park be Low Residential (LR), a lower-density residential district of mostly

single- and two-family dwellings in two-story buildings. In the draft, the LR district is recommended surrounding the subject site in particular to preserve the mobile home park as a source of affordable housing in South Madison. The City is concerned that the scale and intensity of the proposed development is incongruous with the adjacent lower-scale and density development.

In addition to the apparent inconsistency between the proposed six-story, 114-unit multi-family dwelling and the City's Comprehensive Plan, existing development pattern, and draft South Madison Plan, the adequacy of the utilities and proposed parking should be carefully considered:

1. It is unclear whether utilities are adequate to serve the project – the application materials state that “existing sanitary piping and existing 8-inch water service will be re-evaluated during final engineering.” The developer needs to determine whether utilities are adequate to serve the project prior to project approval for either a rezoning request or a CUP request, and, if they are not, what measures must be taken to upgrade utilities to serve the site.
2. While not central to the City's concerns, the proposal does not appear to meet the minimum parking requirement of 1.5 stalls per dwelling unit for multi-family housing under Dane County zoning (Sec. 10.102(8)(e)51), which equals 171 stalls for a 114-unit development. Even if a 25% reduction were to be granted under the code, the project would still be short of the required parking. Street parking is very limited adjacent to the subject site, with no parking along most of Badger Road and narrow access lanes adjacent to the mobile home park, which we do not feel are adequately sized to handle any parking not being provided within the development.

We ask the Dane County Zoning and Land Regulation Committee to carefully consider the concerns outlined in this letter and deny the rezoning and/or conditional use permit requests for the six-story, 114-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 parking and 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
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