

Dane County Rezone Petition

Application Date	Petition Number
09/17/2021	DCPREZ-2021-11764
Public Hearing Date	
11/23/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME HANNA'S S & T LLC	PHONE (with Area Code) (608) 219-4955	AGENT NAME TOMMY & SIMON HANNA	PHONE (with Area Code) (608) 219-4955
BILLING ADDRESS (Number & Street) 77 SIRLOIN STRIP		ADDRESS (Number & Street) 77 SIRLOIN STRIP	
(City, State, Zip) MADISON, WI 53713		(City, State, Zip) Madison, WI 53713	
E-MAIL ADDRESS tommyhanna71@gmail.com		E-MAIL ADDRESS tommyhanna71@gmail.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
77 Sirloin Strip					
TOWNSHIP MADISON	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0709-351-9800-8					

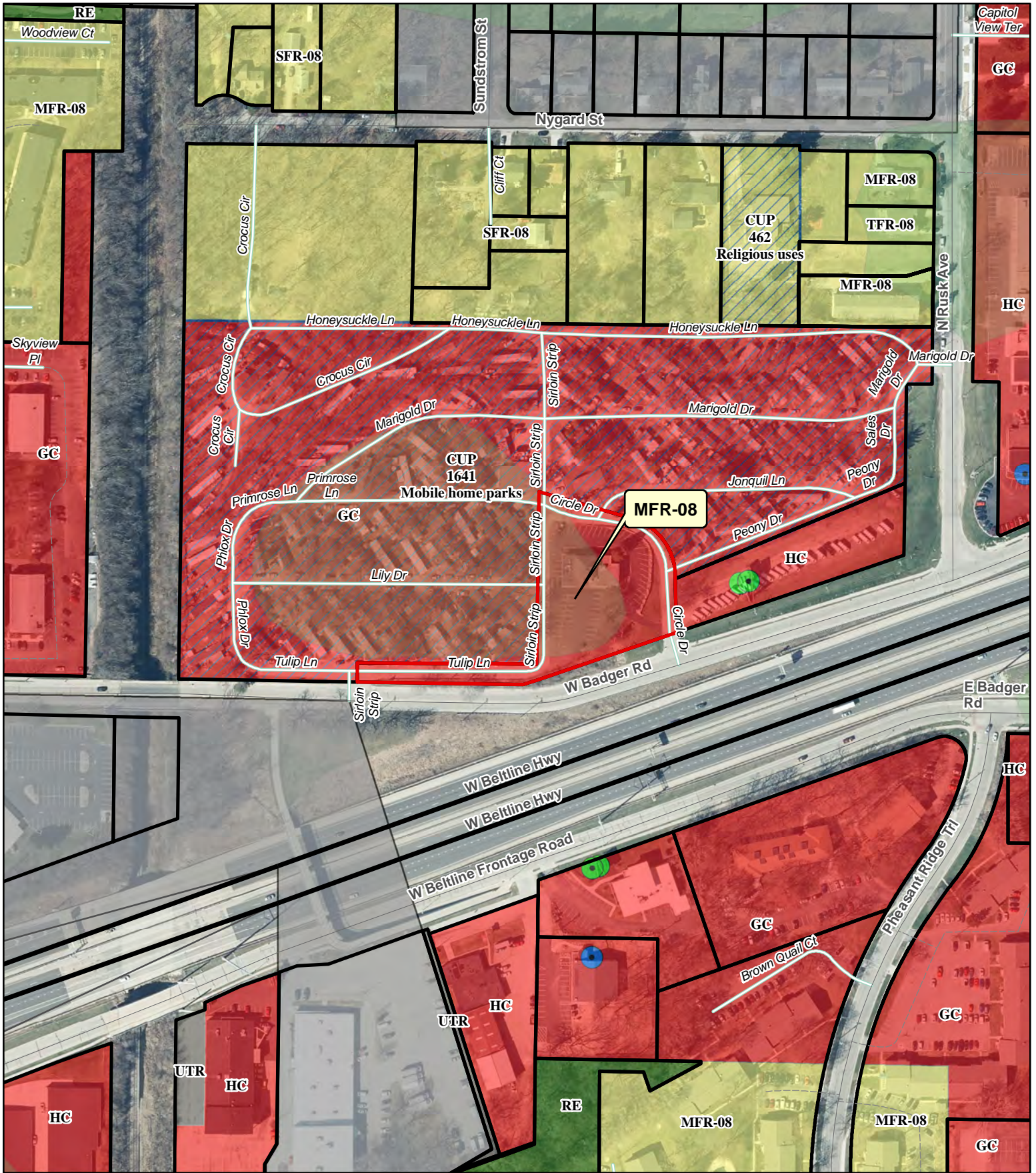
REASON FOR REZONE

114-UNIT MULTI-FAMILY DEVELOPMENT




FROM DISTRICT:	TO DISTRICT:	ACRES
GC General Commercial District	MFR-08 Multi-Family Residential District	1.55

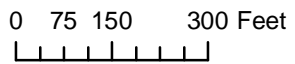
C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: PROPOSAL DOES NOT MEET THE MAXIMUM 4-STORY HEIGHT REQUIREMENT OF ZONING DISTRICT.
PROPOSAL DOES NOT MEET PARKING REQUIREMENTS.



Legend

-  Wetland
-  Significant Soils Class 1
-  Significant Soils Class 2



Petition 11764
HANNA'S S & T LLC



Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	

REZONE DESCRIPTION

<p>Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input type="checkbox"/></p>
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Existing Zoning District(s)	Proposed Zoning District(s)	Acres

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
-------------------------------------------------------------------------	-----------------------------------------------------------------	---------------------------------------------------------------------------------	--------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------

I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature _____ Date _____



Letter of Intent

September 16, 2021

Town of Madison
2120 Fish Hatchery Road
Madison, WI 53713

Dane County
Zoning Administrator Roger Lane
Zoning and Land Regulation Committee
210 Martin Luther King Jr. Blvd, room 116
Madison, WI 53703

Re: Hanna Multi-Family development & Project Zoning
77 Sirloin Strip, Madison, WI 53713

To whom it concerns:

On behalf of owners Tommy Hanna and Simon Hanna, we are submitting these documents seeking to begin the regulatory approval process for a proposed redevelopment of the referenced property.

The existing use is a restaurant and lounge, "Mediterranean Hookah Lounge and Cafe". The proposed redevelopment will include up to 114 residential units on a six-story structure. A concept of the development is enclosed, and a statement from the owners follows in this Letter.

Enclosed:

- Existing conditions site plan and photographs
- Proposed development site plan, floor plan concept, and exterior massing model
- Applications for both rezoning and conditional use permit (pending discussion)

We understand that this proposal does not currently fit within the zoning constructs to afford approval by right, therefore we are seeking a discussion as to a possible conditional use, or perhaps re-zoning, under advisement by the authorities having jurisdiction.

Recognizing that this property is scheduled to be annexed into the City of Madison in October 2022, we are in the unique position to seek guidance from three different regulatory entities. As such, we have had preliminary discussions with the following:

- Dane County Zoning staff: Roger Lane, Pamela Andros
- City of Madison Planning and Zoning staff: Tim Parks, Kevin Firchow, Chrissy Thiele, Jeff Greger, Angela Puerta
- City of Madison Alder Sherry Carter

At this point the regulatory process would seem to indicate that the Town of Madison, and by extension, Dane County have jurisdiction. However, the City of Madison will inherit this project through annexation, and so upon advisement by Dane County Zoning, we have initiated discussions with the City as per above. These conversations with the City Planning and with Alder Sherry Carter were favorable to the project, and the Town of Madison had previously approved this project at five-stories.



Following is a summary of the current zoning regulations impacting this site:

Existing County Zoning

Zoning Code: Town of Madison, Dane County

Current Zoning: GC – General Commercial

1. Conditional Uses: Residential and Associated Accessory Uses (10.272(3))
 - a. Multifamily residential

2. Setbacks / Height Requirements
 - a. Front Setback: From right-of-way line – 30 feet min. Town Road, or 20 feet min. Subdivision streets
 - b. Height: 4 stories max.
 - c. Side Yard: 10 feet min.
 - d. Rear Yard: 25 feet min.

3. Lot Width / Area / Coverage
 - a. 60 feet width min.
 - b. Public sewer – 2,000 sq. ft. per apartment
 - c. The total area of all buildings and structures must not exceed 60% of the total lot area, excluding public rights-of-way

4. Required Parking (10.102(8)(e))
 - a. Multifamily residential: 1.5 per dwelling unit



Proposed Project Information

1. Statement of proposed conditional use

We are seeking a Conditional Use Permit, or re-zoning of the property, to allow a multi-family residential development with up to 114 residential apartment units on six stories, with two levels of underground parking to serve the residents and visitors.

The proposed multi-family development is on property within, a highly residential neighborhood. The local mobile home park is a consistent use with residential multi-family.

2. Legal Description

Parcel: LOT 2 CSM 4571 CS20/58-63 R6445/69-74 SEC 35-7-9 PRT SE1/4 NE1/4 67,860 SQ FT TO R/W

3. Site Plan

The site currently adjoins Badger Road and is served by two private roadways contained on the property. Legal easements currently allow mobile home park ingress and egress of these private roadways. The access will remain as per current conditions.

4. Operational Plan

- a. Anticipated Noise, Odors, Run-off or Pollution: As a residential development, there will be no negative environmental impact. The existing site is paved with pervious area covering 80-percent of the lot, and this new development will not increase that coverage ratio.
- b. Description of any stored materials: no stored materials other than building grounds maintenance needs
- c. Compliance with stormwater and erosion control standards: Our engineering partner, Burse Survey and Engineering, will work to design the site to meet all regulatory stormwater and erosion control standards. The redevelopment of this parcel will not dramatically increase the impervious area of the site.
- d. Sanitary facilities: The site is currently served by Madison Sanitary District, and will continue as such. Existing sanitary piping and existing 8-inch water service will be re-evaluated during final engineering.
- e. Facilities for removal of trash: Interior trash chutes and dumpsters for resident use will be provided, adequately screened. A small refuse enclosure may also be provided at the SW corner of the site, adequately screened.
- f. Anticipated daily traffic and types of vehicles: With up to 114 residential units, we estimate that each residential will generate two trips per day, totaling 228 trips per day. Considering the overall mobile home development, and the current restaurant use, this is not a substantial increase over existing conditions.
- g. Outdoor lighting: Site lighting for building ambient and emergency use will be provided in accordance with zoning regulations. Fixtures will be decorative LED, full cut-off meeting night-sky requirements, and zero footcandles at the property lines.



- h. Signage: Minimal signage is expected. A small monument sign at each driveway entrance, along with decorative building signage at the entrances is proposed.

5. Third Party Consultation:

The following design team has been assembled:

Property Owners / Developers:

Hanna's S & T LLC

Tommy Hanna, Simon Hanna

77 Sirloin Strip

Madison, WI 54713

608-219-4955

Tommyhanna71@gmail.com

Architect:

Sketchworks Architecture, LLC

Steve Shulfer

7780 Elmwood Ave., suite 208

Middleton, WI 53562

608-836-7570

sshulfer@sketchworksarch.com

Civil Engineer & Surveyor:

Burse Surveying and Engineering, Inc.

Michelle Burse

2801 International Lane, Suite 101

Madison, WI 53704

608-250-9263

mburse@bse-inc.com

6. Property Owner Consent

This application is submitted on behalf of the owners, cc'd and co-signed.

Our understanding of the Approval Process:

1. Public Hearing on Application by Zoning Committee
2. Zoning Committee Action (Grant, Grant with Conditions, or Deny)
3. Town Board Action (Grant, Grant with Conditions, or Deny)
4. Appeals to Board of Adjustment – if denial of conditional use permit



Letter of Intent

Schedule

Our intentions are to begin construction of this development in Spring of 2022. This will require the zoning use approval by November-December 2021, with construction documents to follow. A final site approval and building plan review / approval will be sought in January-February 2022, with Construction slated for April, 2022. Construction is anticipated to take 14 months, with Occupancy in June 2023.

We again request consideration for a site re-zoning or conditional use permit in order to approve the use and concept development plans presented herein. Of course we realize there will be questions, and invite the conversation so that we may address any concerns.

This neighborhood is in a transformative state with the commercial redevelopment of the Park Street corridor and Rimrock Road properties. These present a need, and great opportunity, for new residential product and increased density to meet the clearly stated need for additional housing. This redevelopment will also create a vibrant new aesthetic, highly visible from the beltline and the metro-area.

Please feel free to contact to discuss the nature of this development, as well as the process that we embark upon.

We thank you for your time in addressing this application,

SKETCHWORKS ARCHITECTURE, LLC

A handwritten signature in black ink, appearing to read "Steve Shulfer", is written over a faint, circular watermark or stamp.

Steve Shulfer, AIA
Partner



Letter of Intent

A Statement from the Owners:

When we were mandated to close our restaurant due to the Pandemic, we lost a significant part of our livelihood. And though we have been able to reopen recently, our sales have not recovered and in fact will never be where they were pre pandemic. This Pandemic has caused us to rethink our future livelihood for our families, and consider the highest and best use of the property.

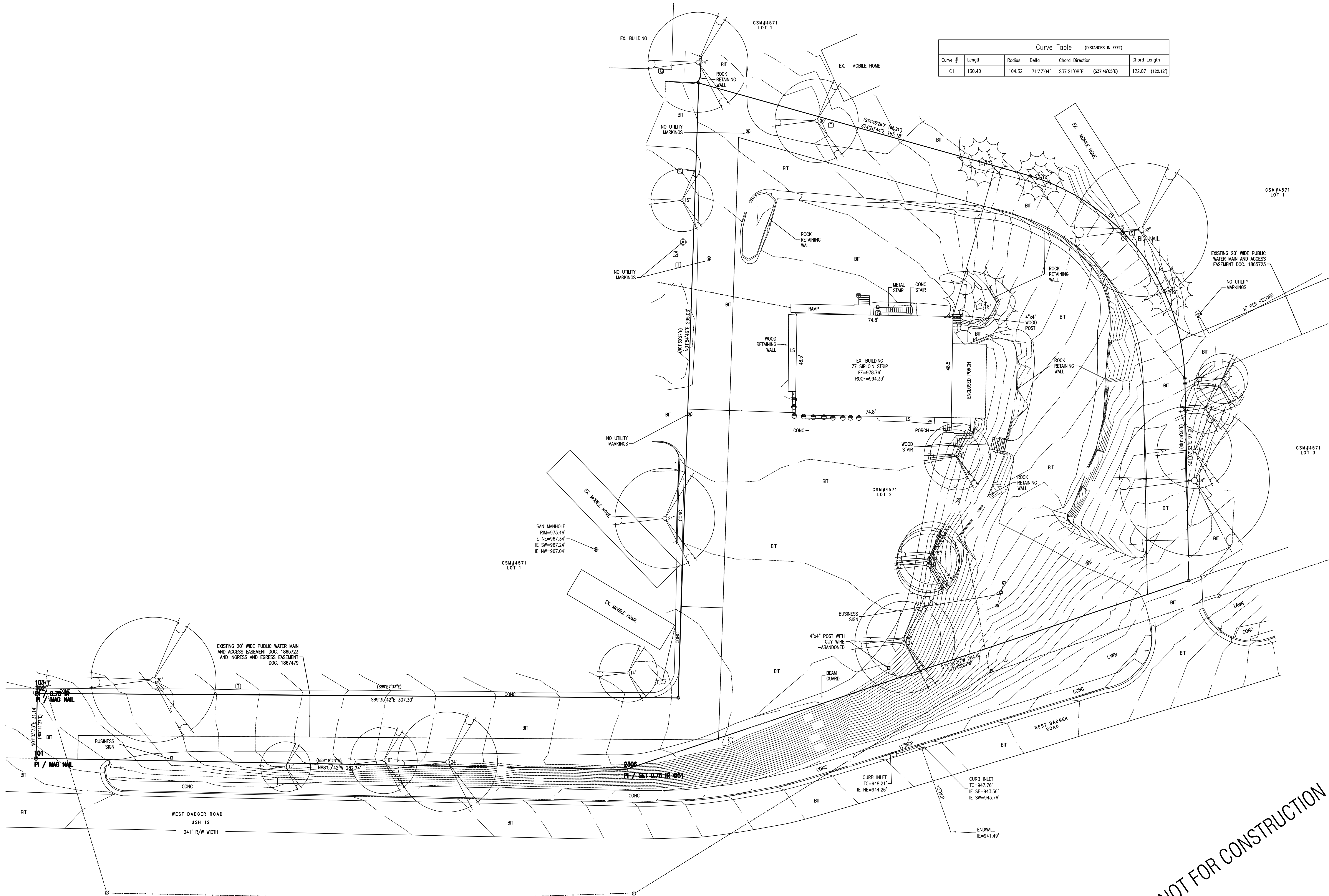
We current owners of the Mediterranean Hookah Lounge and Cafe at 77 Sirloin Strip are very excited to bring forth a much needed development housing project to the south side of Madison.

With that being said, there is no question whether or not more housing is needed because simply it is! There is a definite shortage of housing in the area. This is why we are proposing this development project at this time. It will increase the availability of housing to this side of town and it will bring forth a new and exciting element to this area that needs uplifting.

This housing project is definitely a first of its kind in the south side of Madison which is currently the Town of Madison. This will be an embellishment to the south side of town. We are looking to develop a six story unit with approximately 110 apartments. They will vary in size from single studio to three bedroom apartments.

Our families are taking a big monetary risk in this project, so it will be something that we will have our hands in from start to finish. We have been a part of the south side of Madison and more deeply the Town of Madison for almost 30 years and would like to be part of its growth in its future into the city of Madison.

Thank you
Simon Hanna
Tommy Hanna



Curve Table (DISTANCES IN FEET)					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	130.40	104.32	71°37'04"	S37°21'08"E (S37°46'08"E)	122.07 (122.12)

NOT FOR CONSTRUCTION

UNIT COUNT

FIRST FLOOR: 20 UNITS

STUDIO 4
1 BR 10
2 BR 6
3 BR 0

SECOND FLOOR: 20 UNITS

STUDIO 4
1 BR 10
2 BR 6
3 BR 0

THIRD FLOOR: 20 UNITS

STUDIO 4
1 BR 10
2 BR 6
3 BR 0

FOURTH FLOOR: 20 UNITS

STUDIO 4
1 BR 10
2 BR 6
3 BR 0

FIFTH FLOOR: 20 UNITS

STUDIO 4
1 BR 10
2 BR 6
3 BR 0

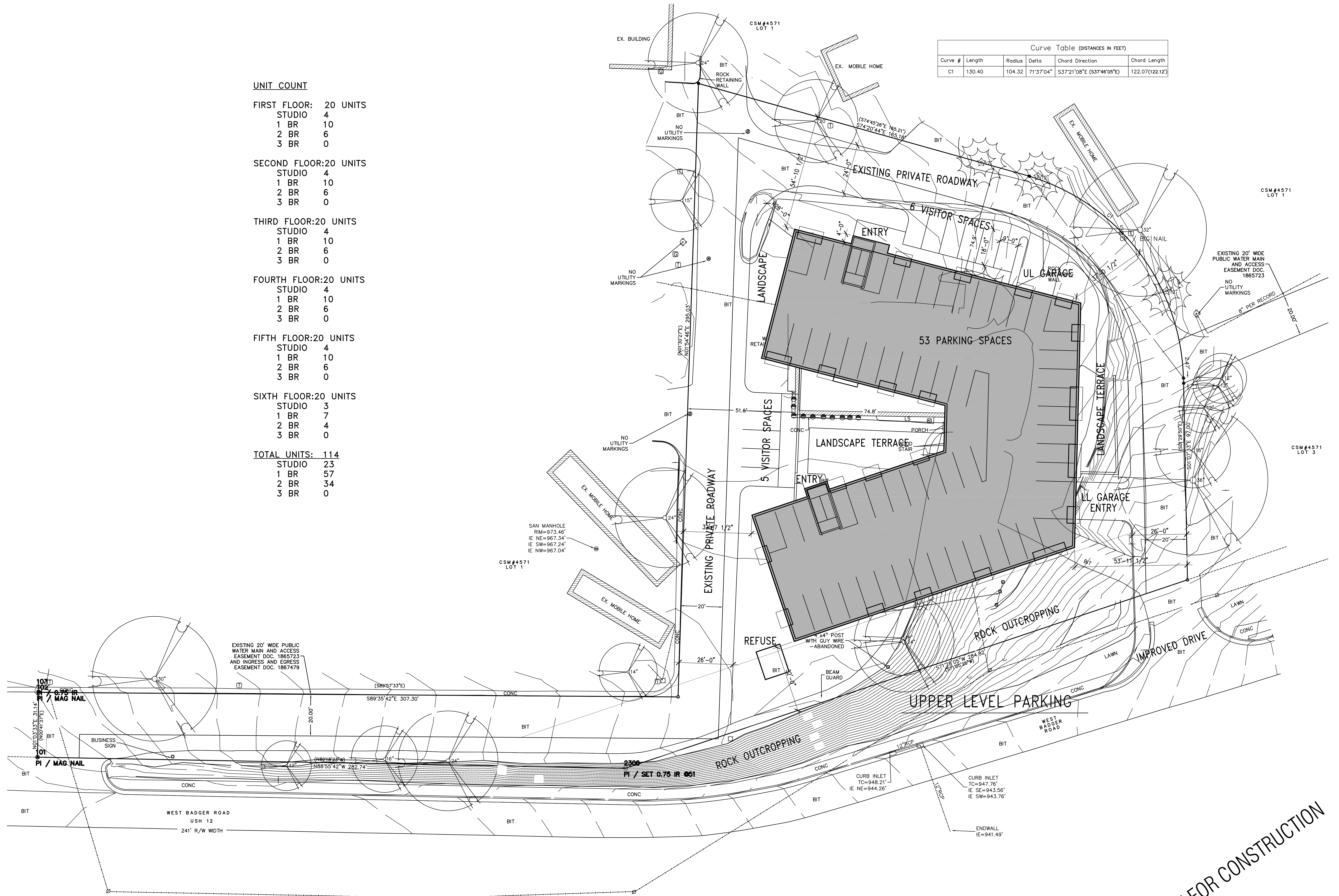
SIXTH FLOOR: 20 UNITS

STUDIO 3
1 BR 7
2 BR 4
3 BR 0

TOTAL UNITS: 114

STUDIO 23
1 BR 57
2 BR 34
3 BR 0

Curve Table (DISTANCES IN FEET)					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	130.40	104.32	71°37'04"	S37°21'08"E (S37°46'09"E)	122.07(122.12)



NOT FOR CONSTRUCTION



FIRST FLOOR



SECOND FLOOR

NOT FOR CONSTRUCTION



THIRD FLOOR

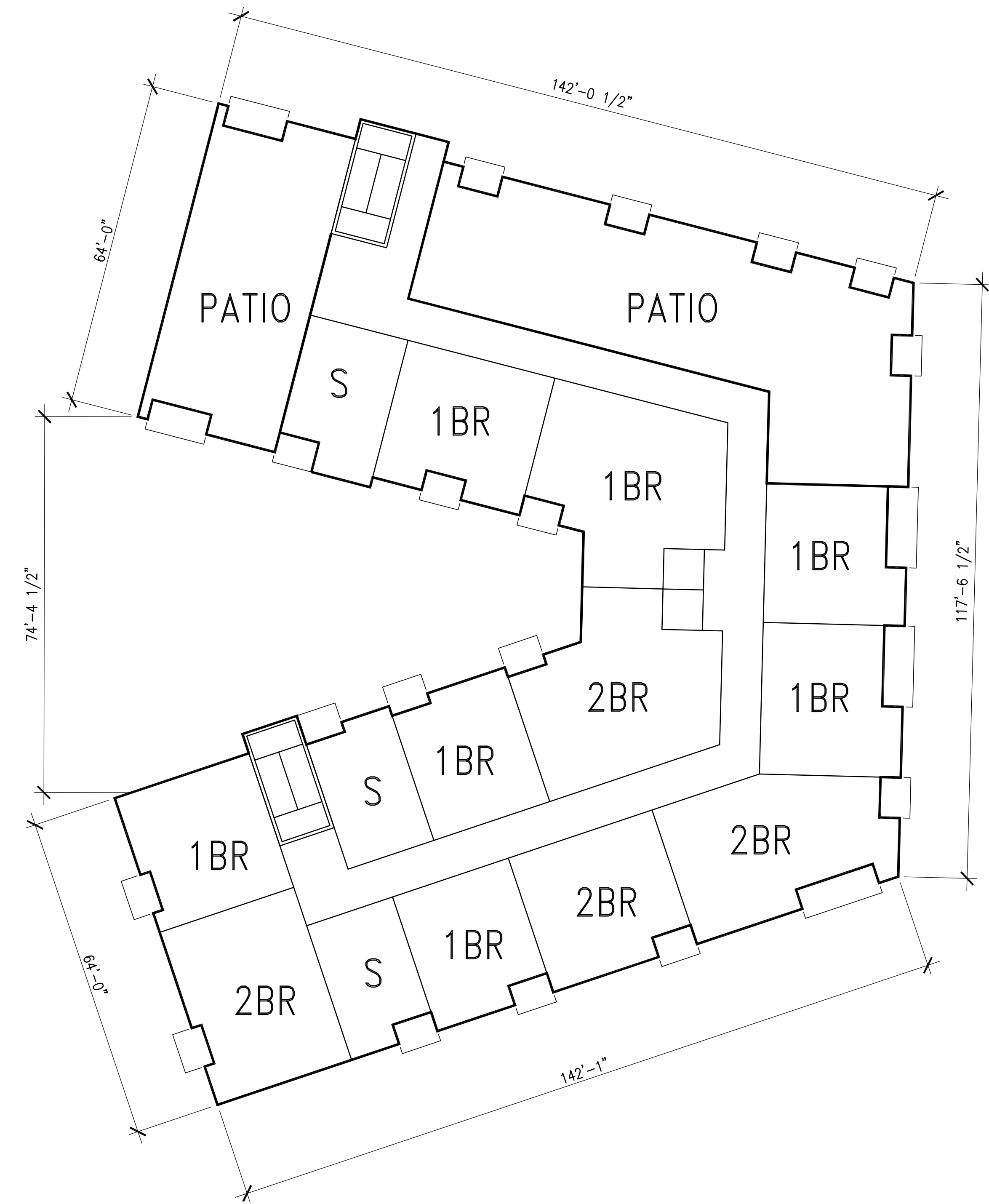


FOURTH FLOOR

NOT FOR CONSTRUCTION



FIFTH FLOOR



SIXTH FLOOR

NOT FOR CONSTRUCTION

Hanna Multi Family Massing Study



Lane, Roger

From: Lane, Roger <lane.roger@countyofdane.com>
Sent: Wednesday, July 21, 2021 11:37 AM
To: 'sshulfer@sketchworksarch.com' <sshulfer@sketchworksarch.com>; 'cmccall@sketchworksarch.com' <cmccall@sketchworksarch.com>
Cc: Andros, Pamela <Andros@countyofdane.com>
Subject: 77 Sirloin Strip property proposal

Dear Steve and Charles,

I conducted an initial review of the proposed development.

The property is currently zoned GC General Commercial. Multi-family development may be allowed through a conditional use permit. The density standards for multi-family development are 19 to 21 dwelling units per acre depending on the number of bedrooms per unit. The proposal, 104 units, far exceeds the zoning district requirements on the 1.5-acre property. Also, the proposal does not meet many of the bulk zoning requirements for the zoning district.

Under the 2005 City of Madison Land Use Plan, the property is designated as Community Commercial. The proposal appears to conflict with the development plans for the area.

The City of Madison is currently working on a 2020 Land Use Plan for the South Madison Area. The plan currently designates the property as "low to medium residential development". It appears that the proposal conflicts with the proposed plans for the area.

The intensity of the proposal raises concerns that the existing infrastructure for the area may not be capable of the supporting the development. Analysis would need to be made of the sewer and water systems to see if it is capable of supporting a 104-unit multi-family building.

At this point in time it appears that the proposal conflicts with the future development land use plans for the area. The proposal does meet density standards and other dimensional requirements to fit into the current zoning classification of the property. County staff would not recommend a zoning change to a Planned Unit Development due to the fact that the proposal is in conflict with adopted/proposed land use plans for the area.

I would suggest working with the City of Madison Planning Department on the vision for the property under the 2020 South Madison Plan document.

Respectfully,

Roger Lane
Dane County Zoning Administrator

(608) 266-9078

Please note that the Dane County Planning & Development office is currently closed in response to the COVID-19 pandemic. Staff are working remotely and can be reached via email during regular business hours. This is the best way to communicate with us. Staff will be as responsive as possible.

We will also be checking work phone voicemail intermittently throughout business hours.
More information and updates can be found on our website: <https://danecountyplanning.com/>