



February 28, 2022

County: Dane County
Attention: Majid Allan
Address: City – County Building Room 426
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

RE: Hanna Multi-Family development & Project Zoning
77 Sirlain Strip, Madison, WI 53713

To whom it concerns:

On behalf of owners Tommy Hanna and Simon Hanna, we are submitting these documents as an update to the initial package submitted on September 16th, 2021 for the regulatory approval process for a proposed redevelopment of the referenced property.

The revised development proposal represents a reduction in height and density from a six-story building with 114 residential dwelling units, to a four-story building with 71 residential units.



Purpose

The existing property use is a restaurant and lounge, “Mediterranean Hookah Lounge and Cafe”. The proposed redevelopment will include 71 residential units on a 4-story structure. The design of the development is enclosed, and a statement from the owners follows this Letter.

Enclosed:

- Existing conditions site plan.
- Proposed development overview, site plan, schematic floor plan and exteriors.
- Process to get us to this point, Community, County, Town, and City discussions.

A multi-family development may be permitted by conditional-use permit in the current General Commercial (GC) zoning district, or by rezoning to a Multi-Family (MFR-08) zoning district. We are seeking a property re-zoning to the MFR-08 district to allow the proposed density.

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, Majid Allan
- City of Madison Planning and Zoning staff: Tim Parks, Kevin Firchow, Chrissy Thiele, Jeff Greger, Angela Puerta
- City of Madison Alder Sherry Carter
- Neighborhood Residents and local leaders of the Community.

The Town of Madison, and by extension, Dane County has jurisdiction. However, the City of Madison will inherit this project through annexation, and so upon advisement by Dane County Zoning, we have had several meetings and discussions with City staff. These conversations with the City Planning and with Alder Sherry Carter were favorable to the project, and the Town of Madison had previously recommended approval of this project conceptually at five-stories, then schematically at six-stories in November 2021. Furthermore, we have met with the Madison Development Assistance Team (DAT) and received favorable feedback on the revised plan for the Multi-Family Housing project.



Existing and Proposed Dane County Zoning

Current Zoning: GC – General Commercial

1. Conditional Uses: Residential and Associated Accessory Uses; Multifamily residential
2. Height Requirements: Height: 4 stories max.
3. Setback Requirements
 - a. Front Setback: From right-of-way line – 30 feet min.
 - b. Side Yard: 10 feet min.
 - c. Rear Yard: 25 feet min.
4. 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
5. Required Parking: 1.5 per residential dwelling unit

Proposed Zoning: MFR-08 – Multi-Family Residential

1. Permitted Uses: Multiple family dwellings
2. Height Requirements: Height: 4 stories max.
3. Setback Requirements
 - d. Front Setback: From right-of-way line – 30 feet min.
 - e. Side Yard: 10 feet min.
 - f. Rear Yard: 25 feet min.
4. Lot Width / Area / Coverage
 - g. Public Sewer: 60 feet width min. and 8,000 sq. ft.
 - h. The total area of all buildings and structures must not exceed 35% of the total lot area, excluding public rights-of-way
5. Required Parking: 1.5 per residential dwelling unit



Proposed Project Information

1. Statement of proposed conditional use

We are seeking a re-zoning of the property to allow a multi-family residential development with up to 71 residential apartment units on four stories, with two levels of underground parking to serve the residents and visitors.

The proposed multi-family development is on a property within a 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 reduce 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 increase the impervious area of the site.
- d. Sanitary facilities: The site is currently served by Madison Metro Sanitary District, and will continue as such. Existing sanitary piping and existing 8-inch water service will be re-evaluated during final engineering. Utilities are shown on a drawing exhibit herein.
- e. Facilities for removal of trash: Interior trash chutes and dumpsters for resident use will be provided, adequately screened, as shown on the drawings.
- f. Anticipated daily traffic and types of vehicles: With up to 71 residential units, we estimate that each residential will generate two trips per day, totaling 142 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 has been previously 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

Schedule

Our intentions are to begin construction of this development in Summer of 2022. This will require the zoning use approval by In Spring 2022, with construction document preparation to follow. A final site approval and building plan review / approval will be sought in May-June 2022, with Construction slated to begin July, 2022. Construction is anticipated to take 13 months, with Occupancy in August 2023.



Project Overview/ Introduction

This project had previously been proposed as a much larger six-story building. The neighbors and Town both recommended approval, however it did not meet the recommendations of the City of Madison's South Madison Plan - which was only recently adopted in January 2022 (after our initial submittal request).

Our team then went back to square one to determine if the project would even be feasible from a financial standpoint without the two stories. The one thing we did know is that the community needs more housing, and this is a prime location for it, so it would be a real win if we could work out the unit counts and site to meet the requirements of all governing authorities. Working through this process, we have gained a lot of feedback that has helped this project reach the point we are at today. We have met with local Alders, the County, Town, City and Neighborhood. The following is just a summary of key meetings that have occurred.

- | | |
|-------------------|---|
| July 12, 2021 | Initial meeting with County Staff
discuss feasibility of project and gain insight on the process |
| November 8, 2021 | Town of Madison Board Meeting
Voted in support with recommendation for rezone to PUD (6 stories) |
| November 23 2021 | Dane County ZLR Meeting
Referred to future meeting, suggesting more discussion with neighbors |
| December 7, 2021 | Meeting with City of Madison staff (incl. Heather Stouder)
Addressed and resolved any concerns raised previously
Reduced the concerns to only that of building height |
| December 21, 2021 | Neighborhood Meeting (incl. Alder Sheri Carter, planning staff invited)
No objections to proposal were made, attendees were supportive
Notice was put out to residents in Spanish and English.
Translator was present at meeting |
| February 10, 2022 | City DAT meeting
We had previously been in discussion with most of the staff present.
Staff demonstrated support, any feedback has been incorporated. |



We gained valuable feedback from the meetings that occurred throughout this project. Common discussion points included:

- Quantity and type of dwelling units: There was no concern over the previous 114 units proposed, these will be market rate units. Adding a few larger units to accommodate families was suggested, so our plans have now added a few 3-bedroom units and reduced the quantity of studio units. However reduced density is now being proposed as a result of the reduction in building height. The building will consist of 71 total living units, 16 on the first floor, 19 on the second and third floors, and 17 on the 4th floor. There will be a mixture of studio, one bedroom, two bedroom, and three-bedroom units. ADA accessible units will be available in the building. Each unit will also have exterior access via a balcony that will help the occupant embrace the wonderful views on the neighborhood and greater Madison.
- Price Point of units: to be market rate
- Building amenities: The project will include many amenities for its residence that will include: electric vehicle and bike parking, fitness / workout facilities, community space and outdoor terrace, meeting space, mail room, package delivery, storage lockers, and secure parking, entry lounge, coffee bar, rooftop and ground level patios, individual outdoor balconies.
- Stormwater Management: will be improved over current conditions, our engineer will design per all current and applicable codes with onsite infiltration and bioretention.
- Utility infrastructure: a utility plan is shown. Water, gas and electric service are accommodated from Badger road, sanitary sewer mains are available in three locations to the east, and one to the north.
- Open space and Park lands: Open courtyard and greenspace surround the development, rooftop patios and terraces provide space for residents. There are local parks within walking distance, and a map is shown herein.
- Fire department and apparatus access: a new fire hydrant will be provided on the west side of the site, to supplement the existing hydrant on the east side of Center Drive.
- Building Height: The building height, at six stories, was the only remaining concern. Our team has re-evaluated the proposal and is herein reducing the proposed building height to four stories (approximately 57-feet). As a result, the unit density is reduced to 71 units.
- Parking: There was no concern over the previously proposed 1.2 stall per unit parking ratio, as there is an abundance of alternative transportation methods. All recognize the priority placed by the City on public transportation, bicycle, and pedestrian modes. As such, it was felt that 1.5 stall per unit is an unnecessary requirement for this site, and in fact the City will not demand this density of parking. The new proposal represents parking on site that will nearly meet 1.5 stalls per unit, when adding both underground and surface parking spaces. The building currently has 82 below ground parking stalls and 15 at grade parking stalls for a total of 97 stalls. Parking will include ample



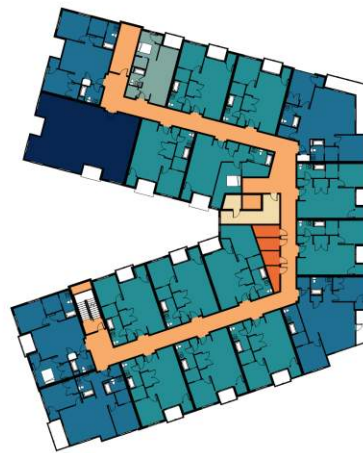
handicap spots, two electric vehicle charging spots, and two prewired spots for the future electric vehicles.

- Bike paths: there is a network of bicycle paths that lead to within 1/10th of a mile from this site. This path makes transportation to most City destinations very easy.
- Bus Stops: The south Madison transfer station is located 1/3rd of a mile away, and is easily walkable from this site. Additionally, bus stops on Badger road, Park Street, and Rimrock Road are available for ease of transportation and reduction in reliance on vehicles.

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- CIRCULATION
- MECHANICAL
- STUDIO



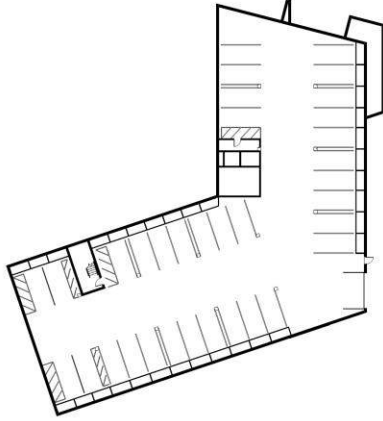
1 FIRST FLOOR
318' x 142'



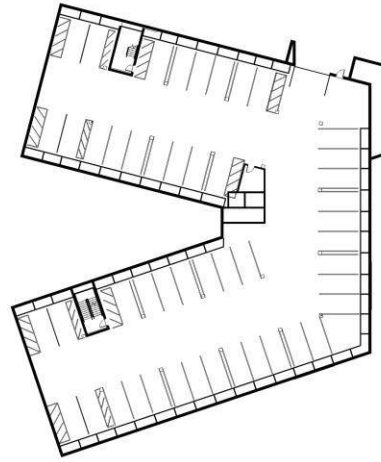
2 SECOND / THIRD FLOOR
318' x 142'



3 FOURTH FLOOR
318' x 142'



1 LOWER LEVEL PARKING PLAN
1/8" = 1'-0"



2 UPPER LEVEL PARKING PLAN
1/8" = 1'-0"



Building Design – Exterior

In order to accommodate City planning concerns of height relative to the neighboring mobile home park, we have reduced the project to four stories and 54 feet in height. We believe this accommodates the only remaining concern by City staff as the project now is within acceptable size requirements by Dane County, the Town of Madison, and City of Madison.

We have made many attempts to site the project successfully through changing the exterior materials to break up the massing's, adding terraces, balconies and stepping the building down towards the mobile home park. The adjusting of the overall massing will also assist in the minimizing of shadows which we have illustrated in a sun path diagram shown below.





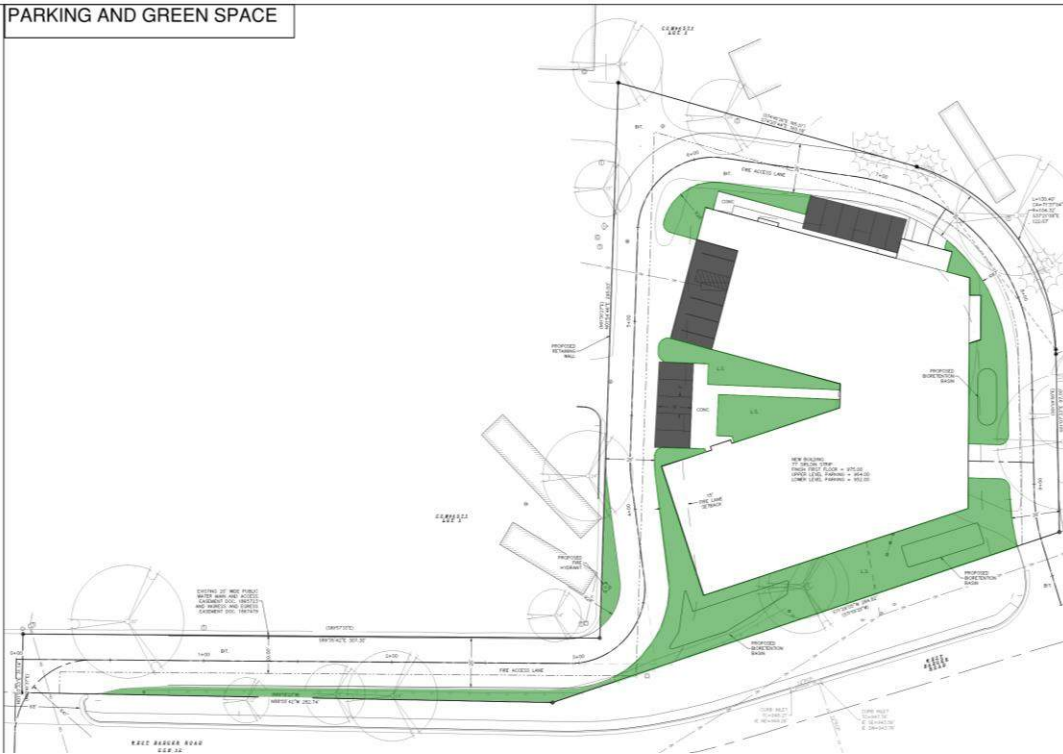
Site Design

Burse Engineering has developed a site plan design that effectively controls stormwater, allows electric and gas to the site and will allow the building sewage line to connect to the city main. We are aware that the rock excavation and sewer connection will cost a great deal of money and have adjusted our projects Proforma to reflect these costs. We have also taken this one step further to several professionals in the field to ensure our assessments are correct and this project can be a success.

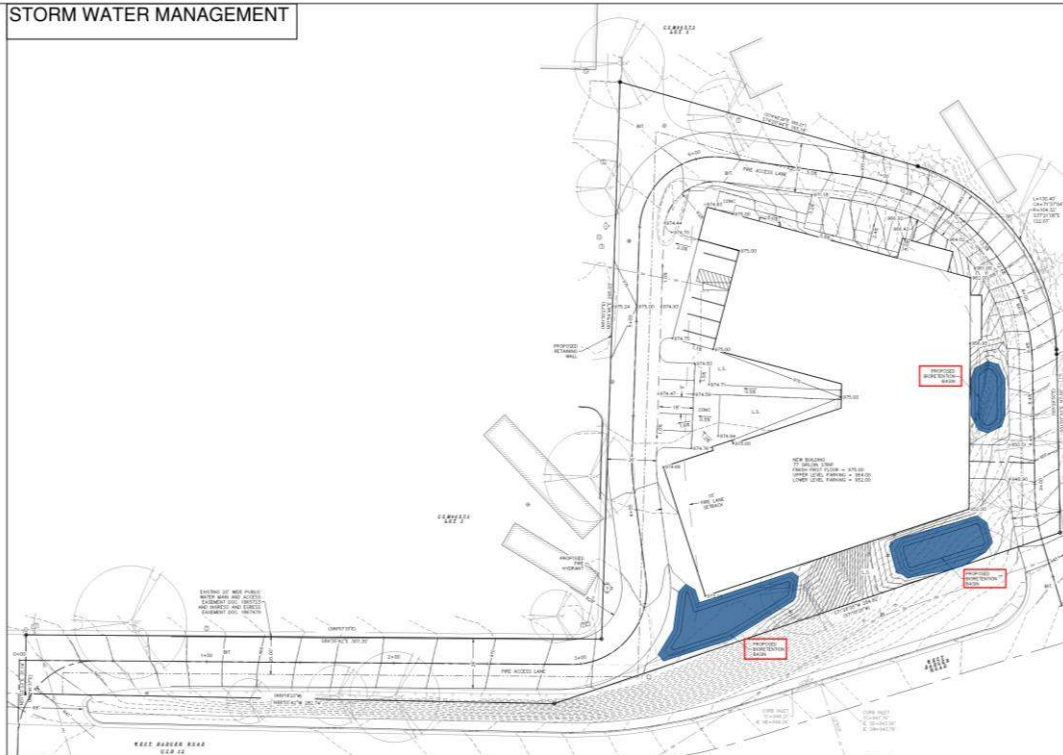
In addition to having a courtyard full of green space, and grassy areas around the property, this site is situated with unique access to pedestrian friendly sidewalks and bike paths that can be utilized to reach the many neighboring parks, bus stops, schools, local shopping, or entertainment that is unique to this multicultural neighborhood. This access makes it even more appealing to occupants that may have dogs, young children, be young professionals, or maybe those who embrace alternative transportation to motor vehicles.

While working through the process of designing this project, we have made an effort to stay in constant communication with the City of Madison as this project will be annexed next October. Throughout our communications, we were informed by Bill Sullivan of the Cities Fire Department that the grade of the current road around the building is too great to meet fire code. Bill then offered up some options to circumvent this issue and had acknowledged that we had already made an effort to include items that we had discussed in the past like fire lanes, fire hydrants, road width, hose length being shown on the plan, and a turnround for the trucks.

PARKING AND GREEN SPACE



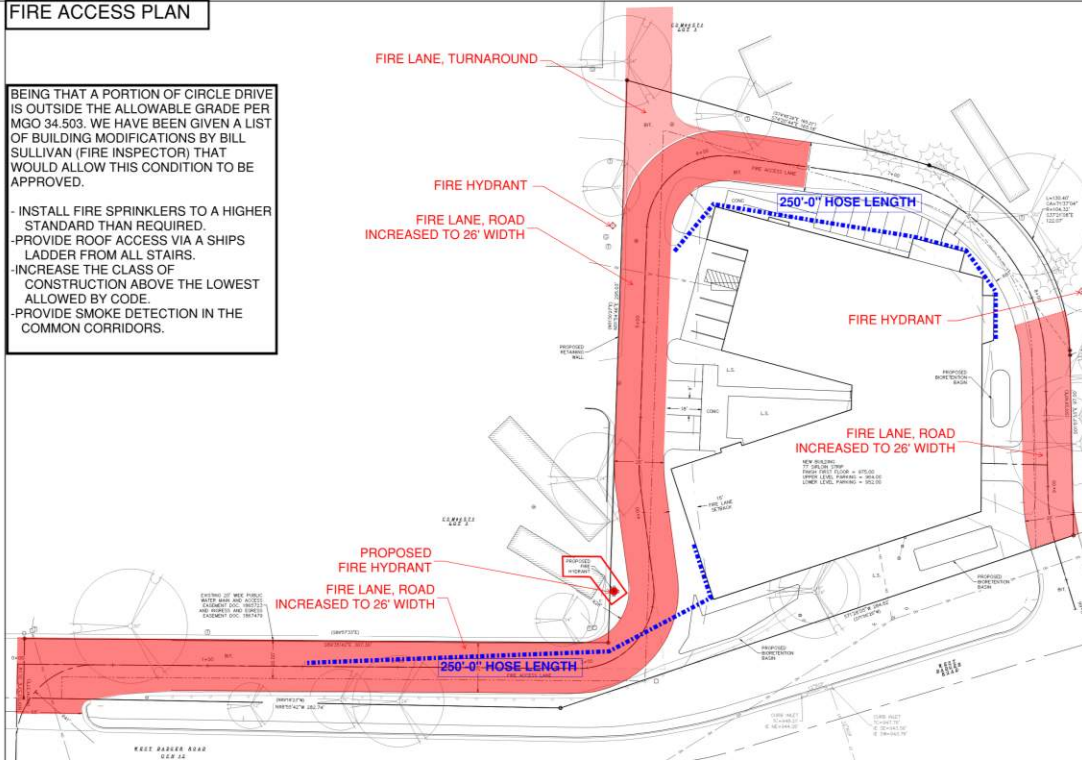
STORM WATER MANAGEMENT



FIRE ACCESS PLAN

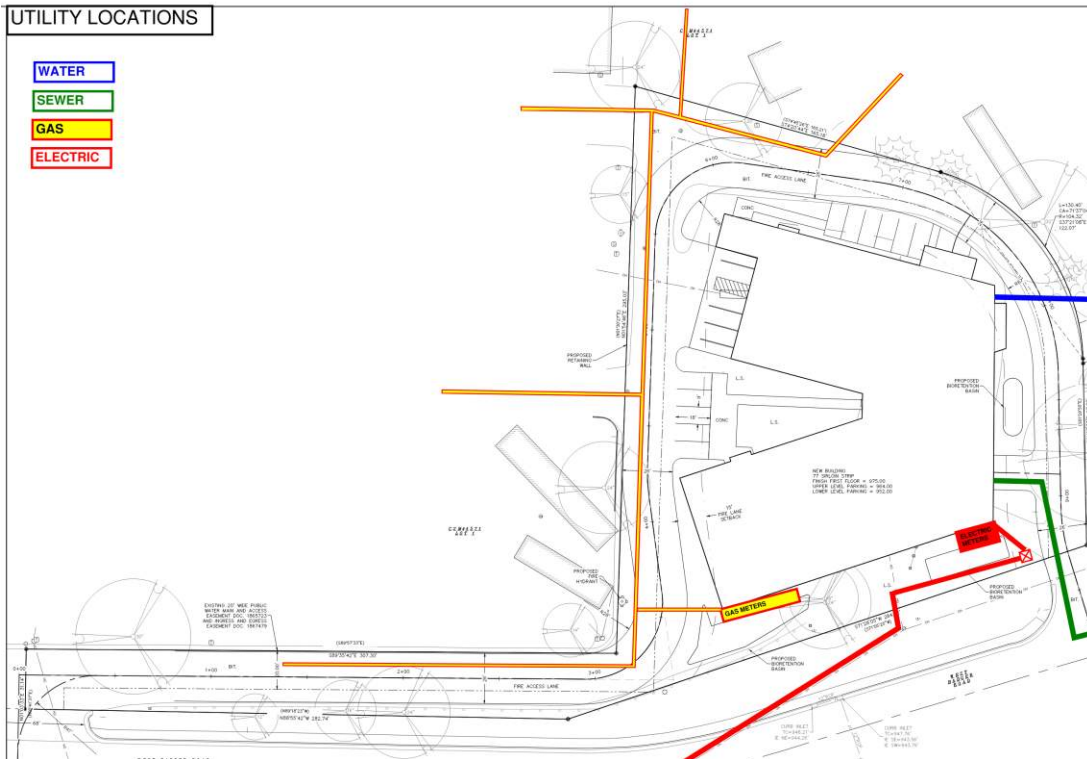
BEING THAT A PORTION OF CIRCLE DRIVE IS OUTSIDE THE ALLOWABLE GRADE PER MGO 34.503. WE HAVE BEEN GIVEN A LIST OF BUILDING MODIFICATIONS BY BILL SULLIVAN (FIRE INSPECTOR) THAT WOULD ALLOW THIS CONDITION TO BE APPROVED.

- INSTALL FIRE SPRINKLERS TO A HIGHER STANDARD THAN REQUIRED
- PROVIDE ROOF ACCESS VIA A SHIPS LADDER FROM ALL STAIRS.
- INCREASE THE CLASS OF CONSTRUCTION ABOVE THE LOWEST ALLOWED BY CODE.
- PROVIDE SMOKE DETECTION IN THE COMMON CORRIDORS.



UTILITY LOCATIONS

- WATER** (Blue box)
- SEWER** (Green box)
- GAS** (Yellow box)
- ELECTRIC** (Red box)



BUS STOPS WITHIN A HALF MILE:
 BADGER AND OVERPASS - WB/ EB
 W BADGER AND COLONIAL HEIGHTS - WB/ EB
 SOUTH TRANSFER POINT
 S PARK AND BUICK - SB
 BUCK AND TAFT - EB/ WB
 N RUSK AND E RUSK - EB/ WB
 N RUSK AND E RUSK - NB
 N RUSK AND NYGARD - NB/ SB
 PHEASANT RIDGE AND QUAIL RUN - NB/ SB

NEARBY SCHOOLS:
 LINCOLN ELEMENTARY SCHOOL
 MADISON COLLEGE
 JAMES C WRIGHT MIDDLE SCHOOL
 BADGER ROCK MIDDLE SCHOOL

RECREATIONAL AREAS:
 PENN PARK
 QUANN PARK
 GOODMAN PARK AND POOL
 DWAIN F BOWMAN PARK



SUN PATH DIAGRAM





Community Discussions

As previously mentioned, our team has made a valiant effort to reach out to the community, attend meetings and host neighborhood meetings after having already discussed the project with many in the neighborhood. From these meetings, the project has garnered much support from local Alders, community leaders, and most importantly, neighbors. The town of Madison was in great support, even as a six-story proposal, citing the huge need for housing in the area and how there would be such great views on the upper levels. The project received great feedback which has been incorporated, guiding the project to where it is today.

Why this project is great for the community

This project aims to offer market rate housing to the community of South Madison, to allow the neighborhood youth to have a place where they can live and still be close to their family and community. Not only will it be a gateway to the city but could be a true beacon for the neighborhood to be an area that people don't commute to, but one that you live within.

As the City continues to grow, we see this as an important development which brings housing and aesthetic improvements to the South side of Madison.

Please feel free to contact us with any questions you may have regarding this request.

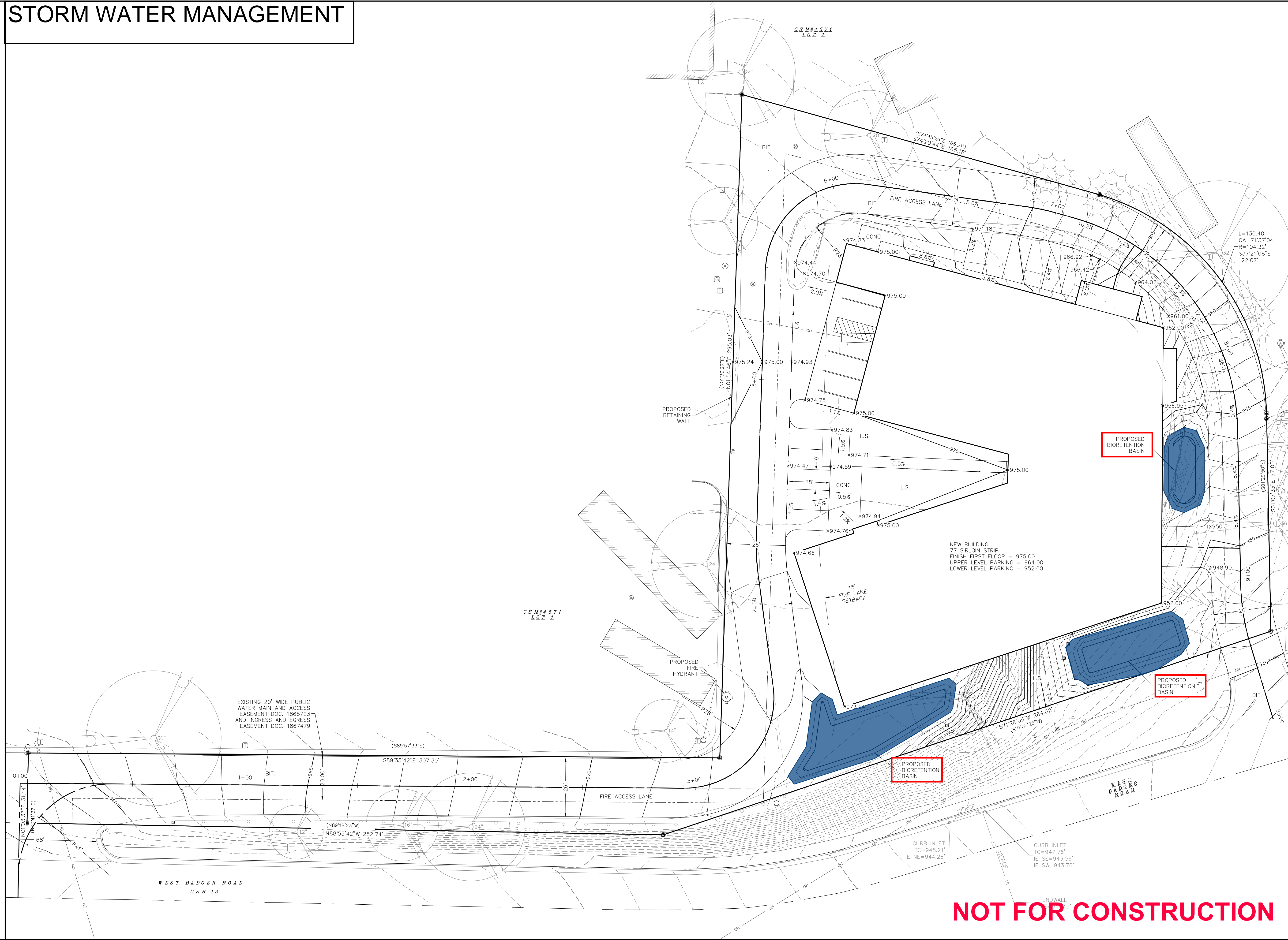
Respectfully,

A handwritten signature in black ink that reads "C.T. McCall".

Charles McCall

Sketchworks Architecture, LLC

STORM WATER MANAGEMENT



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www.bursesurveyeng.com

APPROVALS	PROJECT ENG.	MLB	DESIGNED BY	DPH	REVISION	DPH	CHECKED BY	PDF	APPROVED	MLB

HANNA MULTI FAMILY BUILDING
77 SIRLOIN STRIP
MADISON, WI 53713
Client Name
Client Street
Client, City, State, Zip

PROJECT #: BSE2355
PLOT DATE: 2/23/2022

REVISION DATES:

NO.	DATE	DESCRIPTION

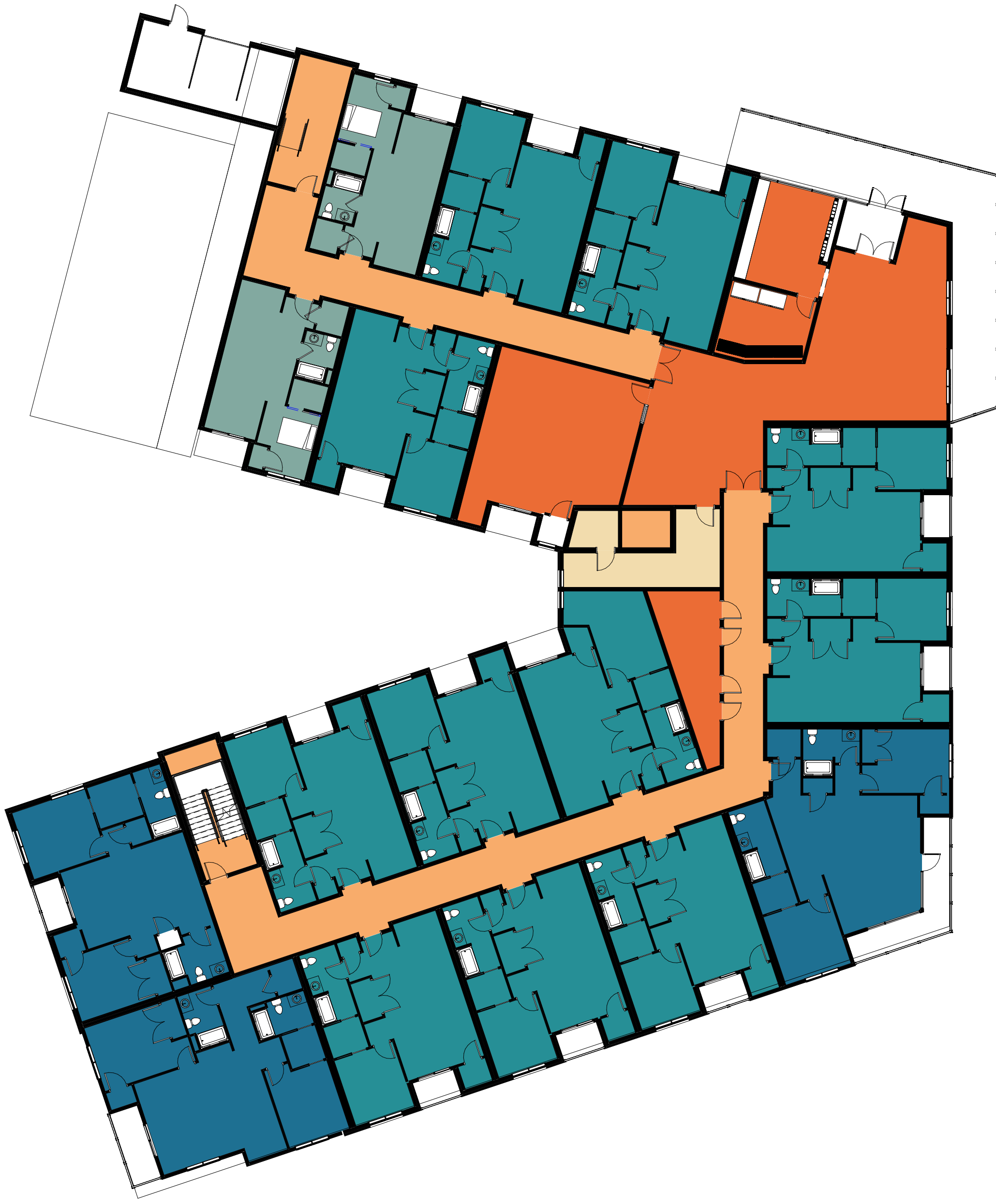
ISSUE DATES: 8/3/2021

CONCEPTUAL GRADING PLAN

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DRAWING NUMBER
C-300

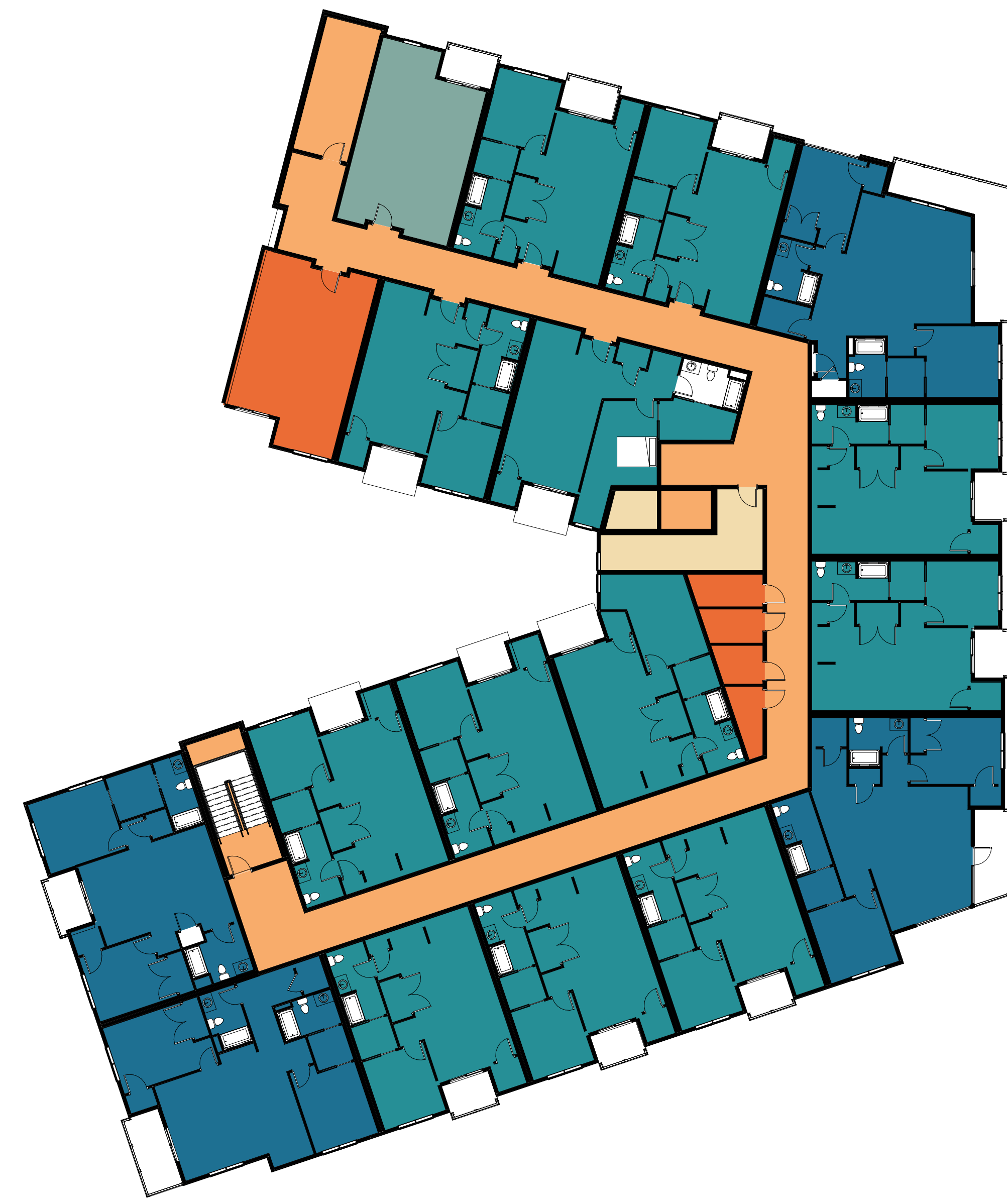
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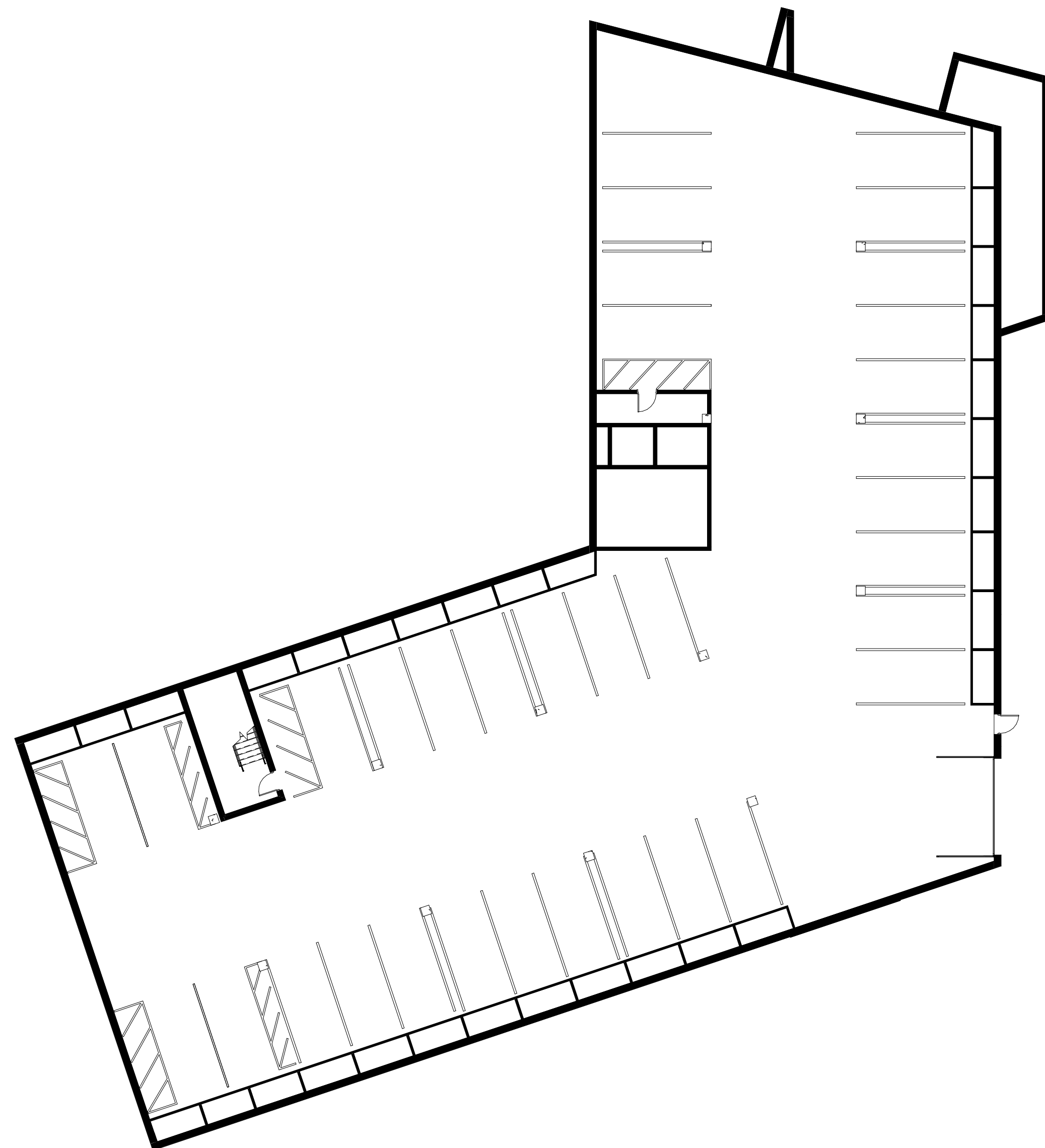
77 SIRLOIN STRIP UNIT PLANS

02/23/22

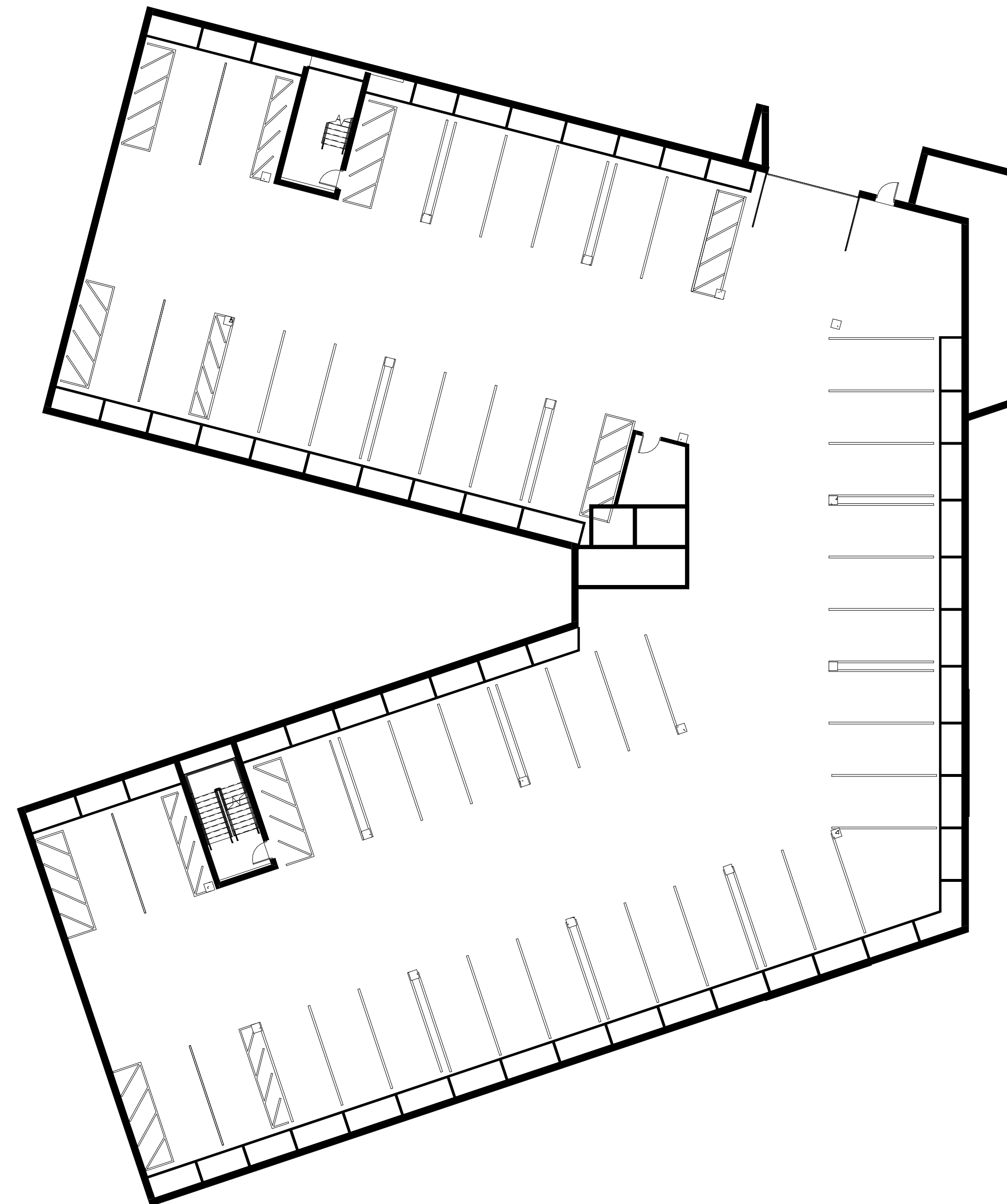


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1/16" = 1'-0"



2 UPPER LEVEL PARKING PLAN
1/16" = 1'-0"









