

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
09/17/2021	DCPCUP-2021-02545
Public Hearing Date	
11/23/2021	

OWNER INFORMATION	AGENT INFORMATION
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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
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ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
77 Sirloin Strip					
TOWNSHIP MADISON	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0709-351-9800-8		---		---	

CUP DESCRIPTION

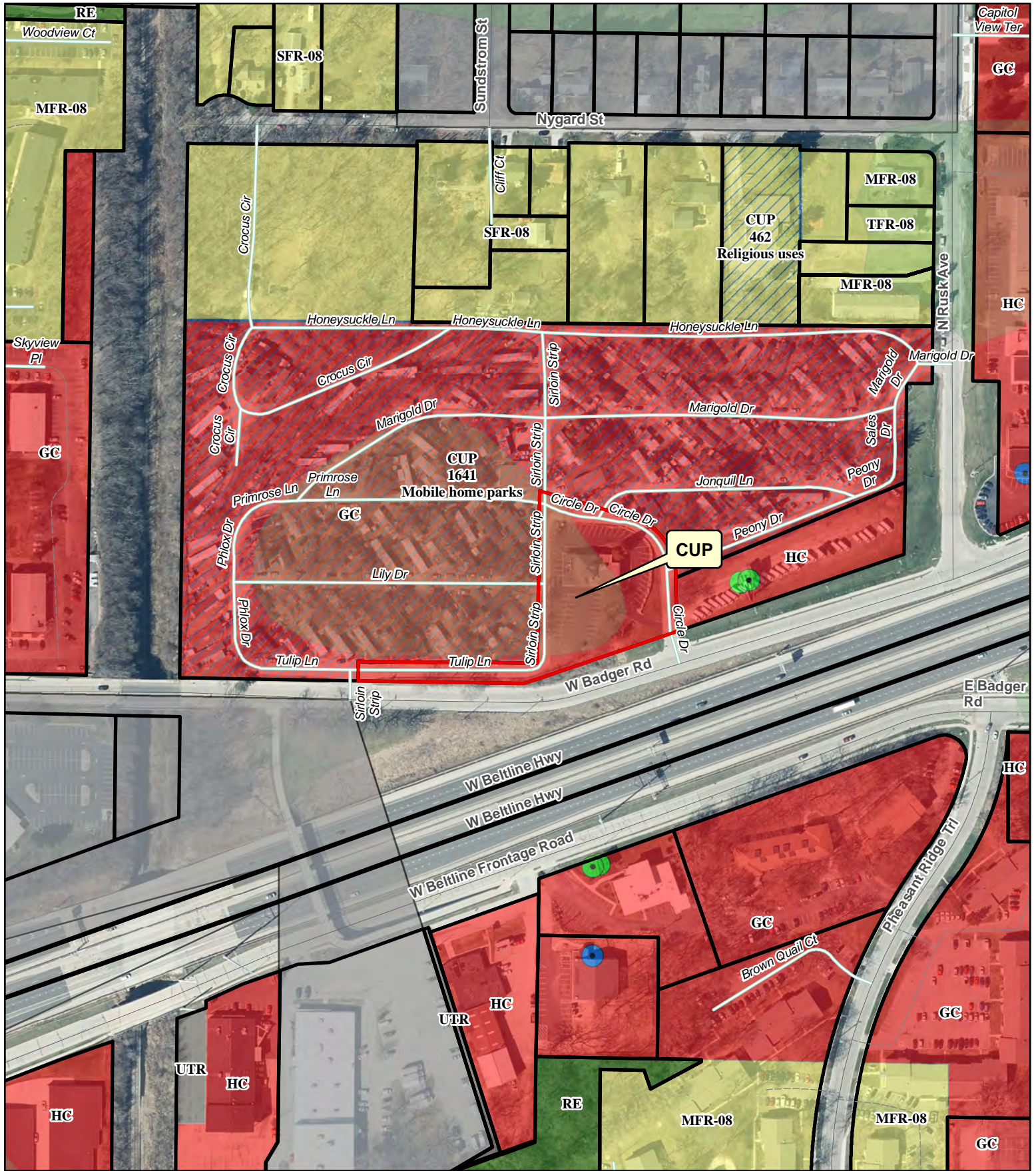
Residential development in the General Commercial Zoning District - 114-unit multi-family development

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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10.272(3)	1.55
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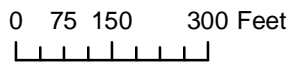
DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RWL1	SIGNATURE:(Owner or Agent) _____ PRINT NAME: _____ DATE: _____
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COMMENTS: PROPOSAL DOES NOT MEET THE HEIGHT REQUIREMENTS OF THE ZONING DISTRICT.
 PROPOSAL DOES NOT MEET THE MAXIMUM DENSITY REQUIREMENTS OF THE ZONING DISTRICT.
 PROPOSAL DOES NOT MEET THE PARKING REQUIREMENT.



Legend

-  Wetland
-  Significant Soils
 -  Class 1
 -  Class 2



CUP 02545
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:	\$495
Mineral Extraction:	\$1145
Communication Tower:	\$1145 (+\$3000 RF eng review fee)
PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS STARTED PRIOR TO ISSUANCE OF PERMIT	

CONDITIONAL USE PERMIT 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#:

SITE INFORMATION

Township:	Parcel Number(s):	
Section:	Property Address or Location:	
Existing Zoning:	Proposed Zoning:	CUP Code Section(s):

DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use):	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input type="checkbox"/>
Provide a short but detailed description of the proposed conditional use:	

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determined 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 particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

<input type="checkbox"/> Complete attached information sheet for standards	<input type="checkbox"/> Site Plan drawn to scale	<input type="checkbox"/> Detailed operational plan	<input type="checkbox"/> Written legal description of boundaries	<input type="checkbox"/> Detailed written statement of intent	<input type="checkbox"/> Application fee (non-refundable), payable to Dane County Treasurer
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I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature: _____

Date: _____

STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections [10.220\(1\)](#) and [10.103](#) of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.
2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.
5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.
7. The conditional use is consistent with the adopted town and county comprehensive plans.
8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.
 - Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:

 - Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:

 - Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:

 - Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:

 - Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Applicants must provide a detailed written statement of intent describing the proposed conditional use along with an operational plan that explains how the conditional use will be operated. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.
List the proposed days and hours of operation.
List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.
Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.
For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14 , Dane County Code.
List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.
List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.
Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.
Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.
Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. 10.800 .
Briefly describe the current use(s) of the property on which the conditional use is proposed.
Briefly describe the current uses of surrounding properties in the neighborhood.



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



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". The signature is fluid and stylized, with large loops and a long horizontal stroke at the end.

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.

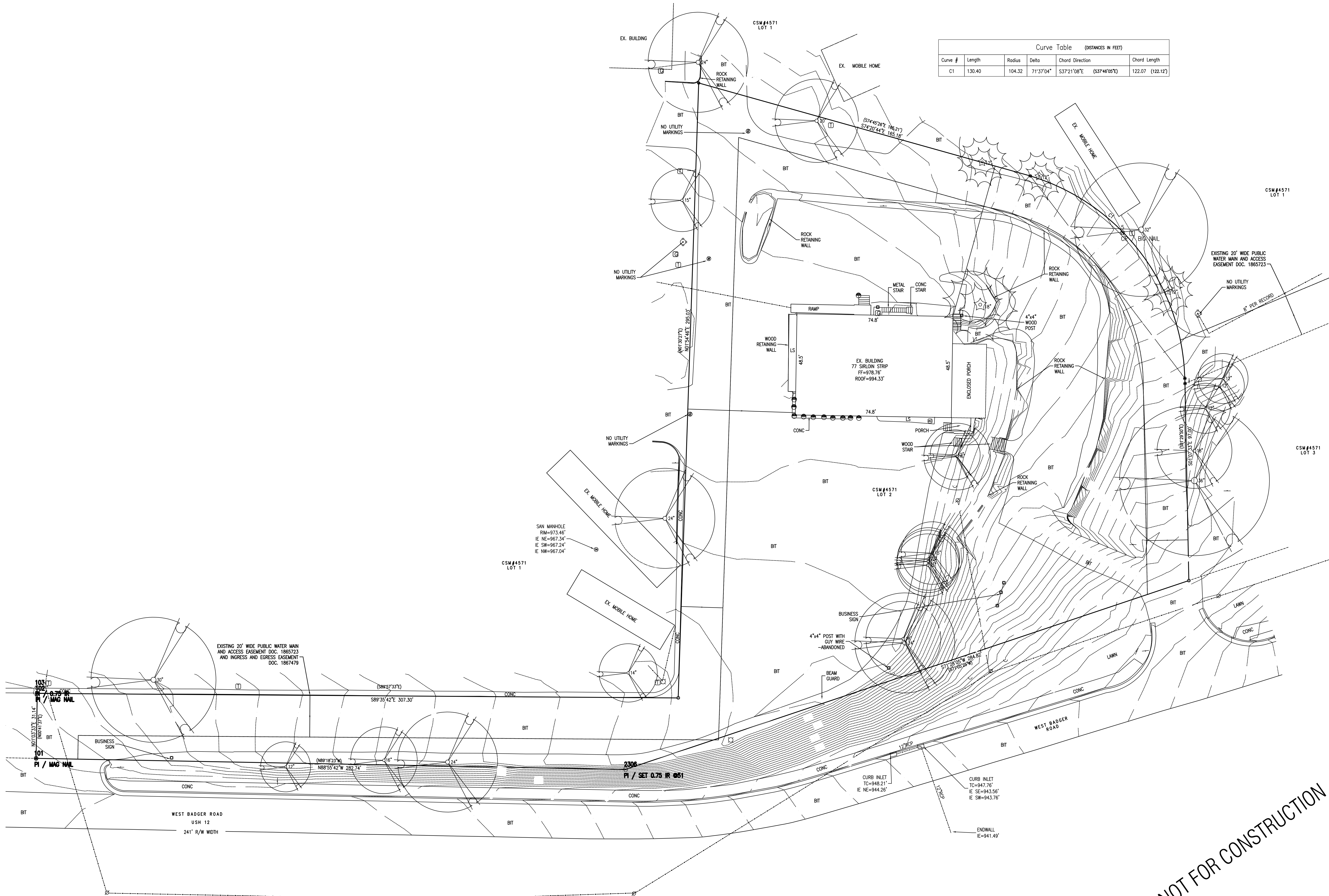
We current owners of the Mediterranean Hookah Lounge and Cafe at 77 Sirloin Strip are very excited to bring forth a much needed development housing project to the south side of Madison.

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)

EXISTING 20' WIDE PUBLIC WATER MAIN AND ACCESS EASEMENT DOC. 1865723 AND INGRESS AND EGRESS EASEMENT DOC. 1867479

SAN MANHOLE
 TM=973.46'
 IE NE=967.34'
 IE SW=967.24'
 IE NW=967.04'

CURB INLET
 TC=948.21'
 IE NE=944.26'

CURB INLET
 TC=947.76'
 IE SE=943.56'
 IE SW=943.76'

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

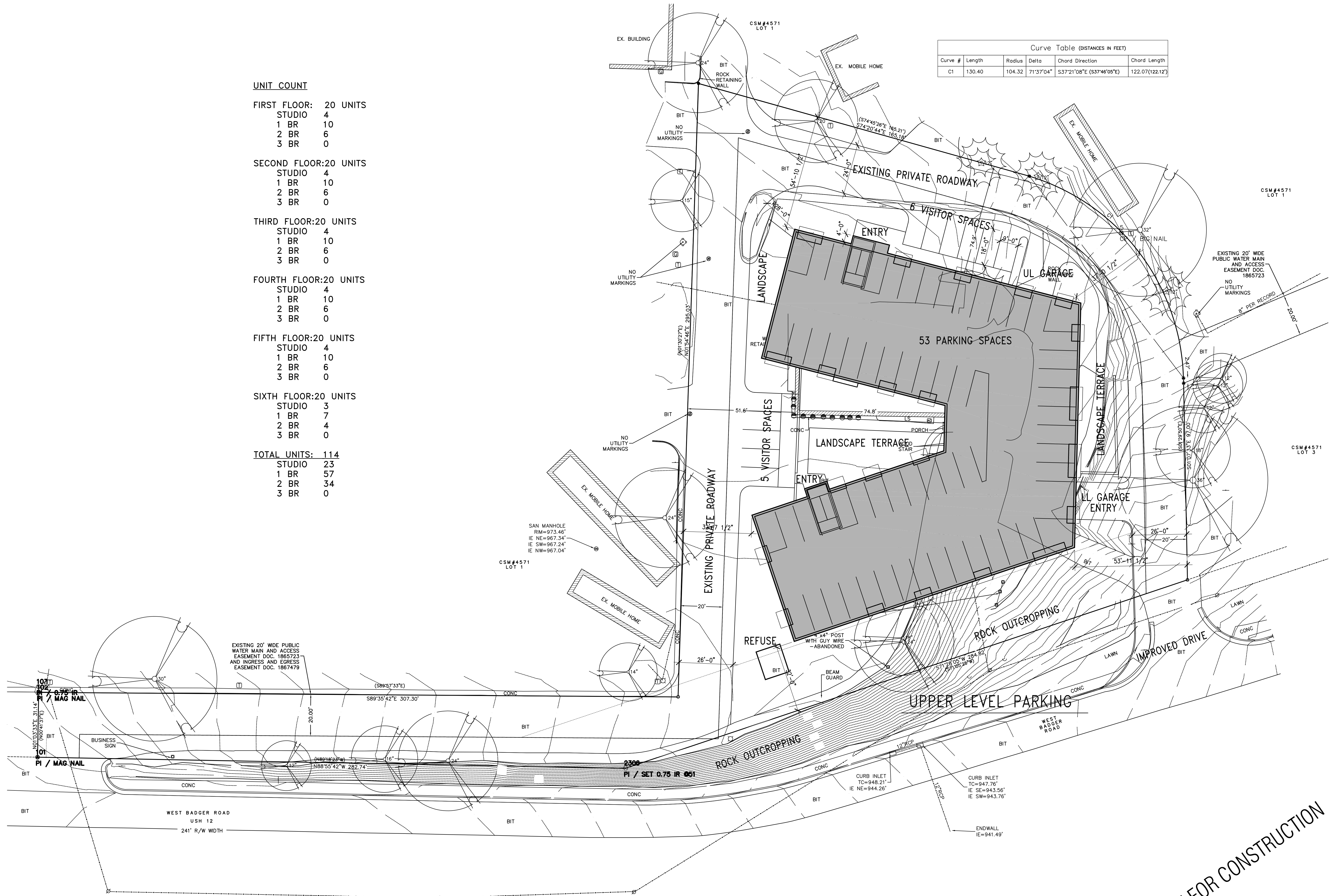
SIXTH FLOOR: 20 UNITS

STUDIO 3
1 BR 7
2 BR 4
3 BR 0

TOTAL UNITS: 114

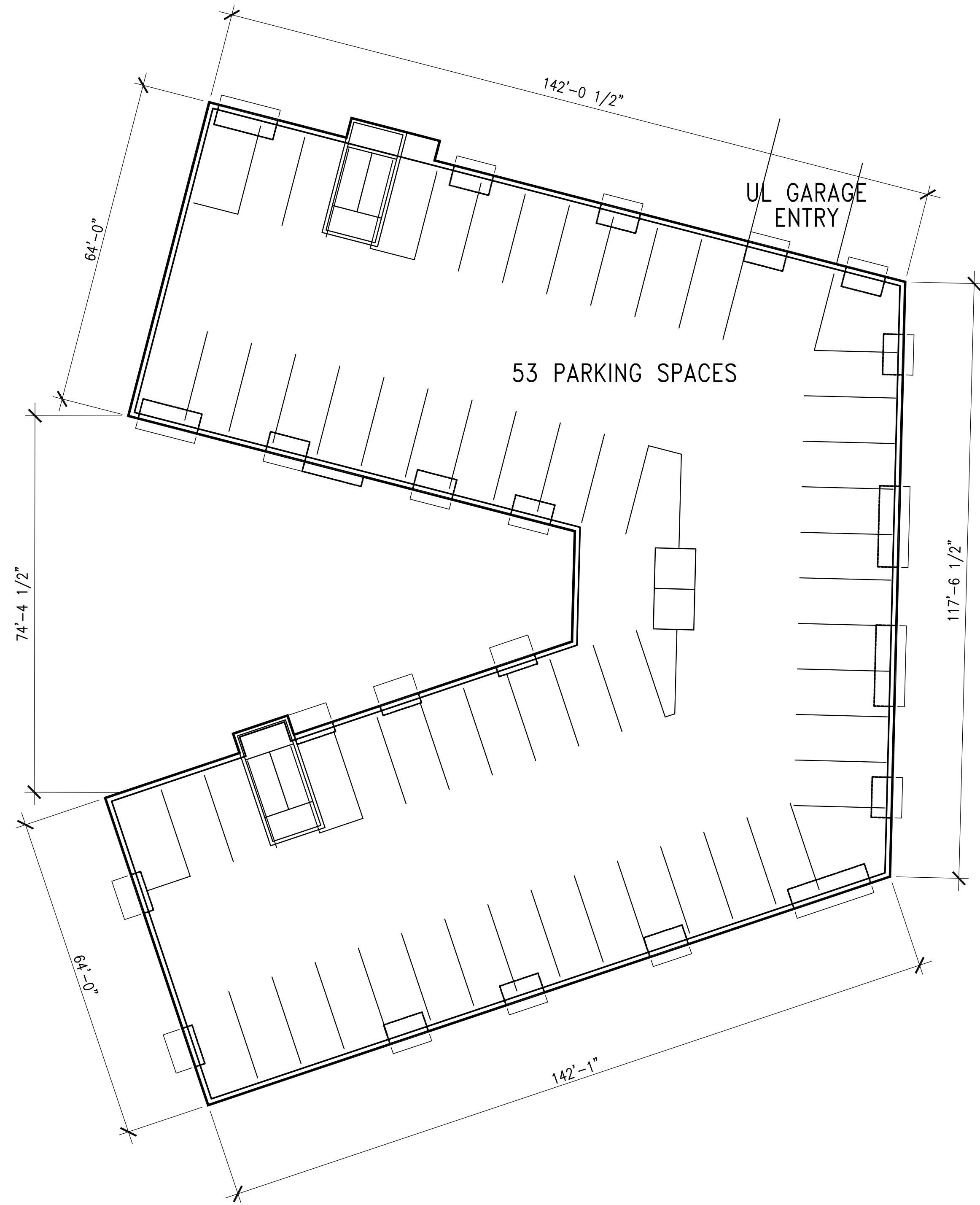
STUDIO 23
1 BR 57
2 BR 34
3 BR 0

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°46'05"E)	122.07(122.12)

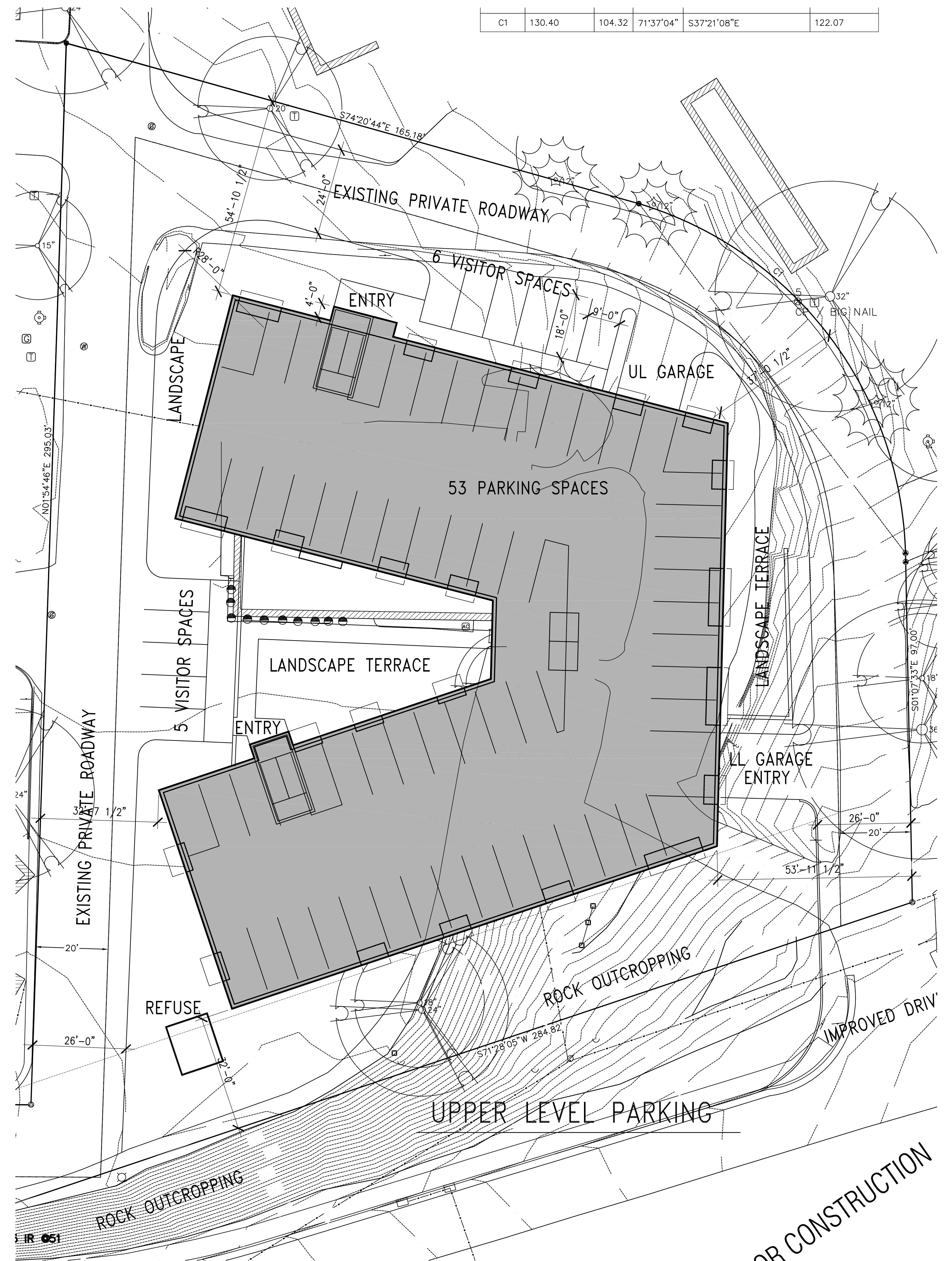


NOT FOR CONSTRUCTION

C1	130.40	104.32	71°37'04"	S37°21'08"E	122.07
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LOWER LEVEL PARKING



UPPER LEVEL PARKING

NOT FOR CONSTRUCTION



FIRST FLOOR



SECOND FLOOR

NOT FOR CONSTRUCTION



THIRD FLOOR

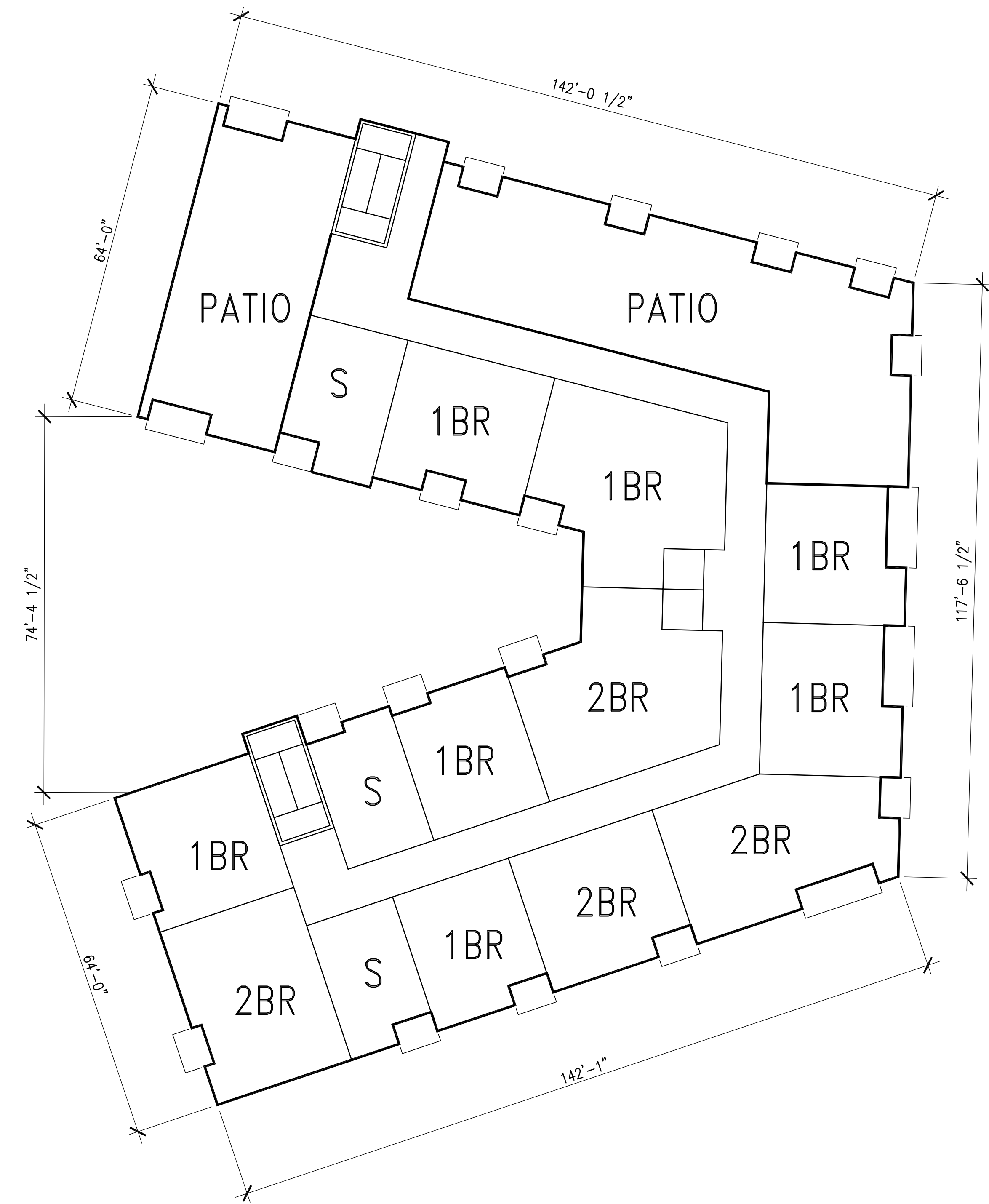


FOURTH FLOOR

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/>