



PREPARED FOR THE PLAN COMMISSION

Project Address: 2310 Mustang Way
Application Type: Conditional Use
Legistar File ID # [44439](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant: John Moser, The Freyja Project; 770 Miller Drive; Oregon.

Property Owner: Chris Carlson, Warren Carlson Properties, LLC; 2305 Daniels Street; Madison.

Requested Action: Approval of a conditional use for a private club at 2310 Mustang Way.

Proposal Summary: The applicant proposes to convert a former one-story daycare center into a private social club. Occupancy of the converted building will commence as soon as all regulatory approvals have been granted.

Applicable Regulations & Standards: Table 28F-1 in Section 28.082(1) of the Zoning Code identifies lodges, private clubs, and reception halls as conditional uses in the IL (Industrial–Limited) zoning district subject to a Supplementary Regulations in Section 28.151 that service of food and intoxicating beverages is allowed when licensed. Section 28.183 provides the process and standards for the approval of conditional use permits.

Review Required By: Plan Commission.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use to allow a private club in a converted building at 2310 Mustang Way subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

Background Information

Parcel Location: The subject site is an approximately 0.6-acre (26,297 square-foot) parcel located on the west side of Mustang Way, approximately midway between Pflaum and Vondron roads; Aldermanic District 16 (Demarb); Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site is developed with a one-story commercial building constructed in 1999, which was last occupied with a daycare center. The building contains approximately 5,800 square feet of finished space on the first floor and 2,200 square feet of space in a partially finished basement. Parking for seven autos is located between the building and street. The site is zoned IL (Industrial–Limited District).

Surrounding Land Use and Zoning: The subject site is generally surrounded by a variety of large-scale industrial, and heavy commercial uses and buildings located east of S. Stoughton Road from the Beltline Highway north to E. Buckeye Road, which are zoned IL (Industrial–Limited District) or IG (Industrial–General District).

Adopted Land Use Plans: The subject site and surrounding properties east of Stoughton Road are recommended for Industrial uses in the Comprehensive Plan.

Zoning Summary: The site is zoned IL (Industrial–Limited District):

Requirements	Required	Proposed
Lot Area	20,000 sq. ft.	26, 297 sq. ft.
Lot Width	75'	100'
Front Yard	N/A	77'
Side Yards	Greater of 15' or 20% building height	Existing
Rear Yard	30'	105.7'
Maximum Lot Coverage	75%	Existing
Maximum Building Height	N/A	Existing, 1 story
Auto Parking	15% of capacity	7 (See conditions)
Bike Parking	5% of capacity	0 (See conditions)
Loading	0	Existing
Building Forms	Freestanding Commercial Building	Existing , complies with requirements
Other Critical Zoning Items		
Yes:	Utility Easements, Floodplain, Barrier Free, Wetlands	
No:	Urban Design, Wellhead Protection, Landmarks, Waterfront Development, Adjacent to Park	
<i>Prepared by: Tim Parks, Planning Division</i>		

Environmental Corridor Status: The subject property is not located within a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services, including Metro Transit service on Vondron Road and Pflaum Road.

Project Description, Analysis and Conclusion

The applicant is seeking approval of a conditional use for a private club to allow a former daycare center to be converted into a social club for his private members-only group. As described in two letters of intent (both dated August 15, 2016), the club will provide spaces for arts, education, support groups, and social networking for members, who will primarily be from the lesbian-gay-bisexual-transgender community. A floorplan showing how the first floor and partial finished basement will generally be used is included in the Plan Commission materials. Parking for the building is provided by seven auto stalls located adjacent to the eastern wall; no bike parking is shown. The applicant indicates that no major changes to the building or site are proposed to accommodate the club. The proposed club is a registered nonprofit and will comply with the Zoning Code definition for same.

Lodges, private clubs and reception halls are conditional uses in the IL zoning district. The Planning Division believes that the Plan Commission can find that the conditional use standards met with the proposal to convert the former daycare center into a private club. Staff believes that the club as described in the application materials represents an acceptable interim use of the property that should have little or no impact on the uses, values and enjoyment or normal and orderly development of surrounding properties, which are overwhelmingly industrial and commercial in character. The club should also have no significant impact on the long-term ability for the City to implement its adopted land use plan for the site and its surroundings, which calls for industrial uses for the area roughly bounded by S. Stoughton Road, the Beltline Highway, Interstate 39-90, and E. Buckeye Road. As of the writing of this report, Planning staff is unaware of any concerns about the proposed club.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use to allow a private club in a converted building at 2310 Mustang Way subject to input at the public hearing and the following conditions:

Recommended Conditions of Approval: Major/Non-Standard Conditions are Shaded

City Engineering Division (Contact Brenda Stanley, 261-9127)

This agency reviewed this request and has recommended no conditions of approval.

City Engineering Division – Mapping Section (Contact Jeff Quamme, 266-4097)

This agency reviewed this request and has recommended no conditions of approval.

Fire Department (Contact Bill Sullivan, 261-9658)

1. Provide an automatic fire sprinkler system as the project is undergoing a change of use per the building and fire codes. A fire alarm system will be required if the occupant load exceeds 300 people.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

2. Work with Zoning staff to determine the minimum and auto and bicycle parking requirement for the club, which will be based on the capacity of the building as determined by the Building Inspection Division and Fire Department prior to issuance of permits or occupancy. If an agreement exists to allow parking off site, a copy of the agreement shall be approved by the Zoning Administrator per MGO Section 28.141 and placed in the zoning file for this use.
3. Submit a landscape plan and landscape worksheet stamped by the registered landscape architect that shows compliance with the landscaping provisions in Section 28.142, Landscape Plan and Design Standards for the proposed use, as determined by the Zoning Administrator. Per Section 28.142(3), landscape plans for zoning lots greater than ten 10,000 square feet in size must be prepared by a registered landscape architect if any changes to the site are required.

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

4. Clearly label all signage required to secure one-way operation; include an 'Exit Only' sign on the northern driveway.
5. The applicant shall submit one contiguous plan for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including 2 feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

6. All parking facility design shall conform to the standards in MGO Section 10.08(6).

Metro Transit (Contact Tim Sobota, 261-4289)

This agency reviewed this request and has recommended no conditions of approval.

Parks Division (Contact Janet Schmidt, 261-9688)

This agency reviewed this request and has recommended no conditions of approval.

Water Utility (Contact Adam Wiederhoeft, 266-9121)

This agency reviewed this request and has recommended no conditions of approval.