



City of Madison

Conditional Use

Location

2310 Mustang Way

Project Name

Carlson Conditional Use

Applicant

Chris Carlson - Warren Carlson Properties LLC / John Moser - The Freyja Project Inc.

Existing Use

Daycare

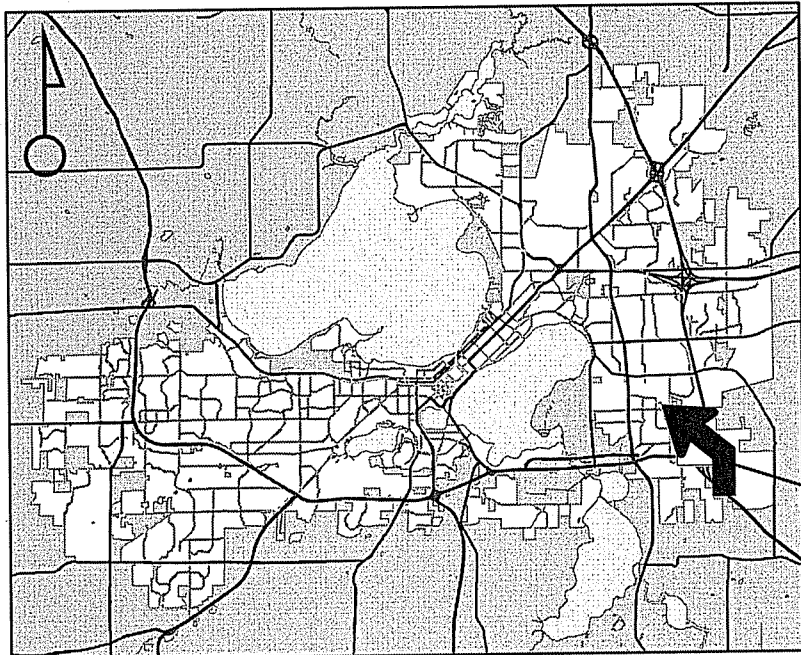
Proposed Use

Establish private club in existing commercial building

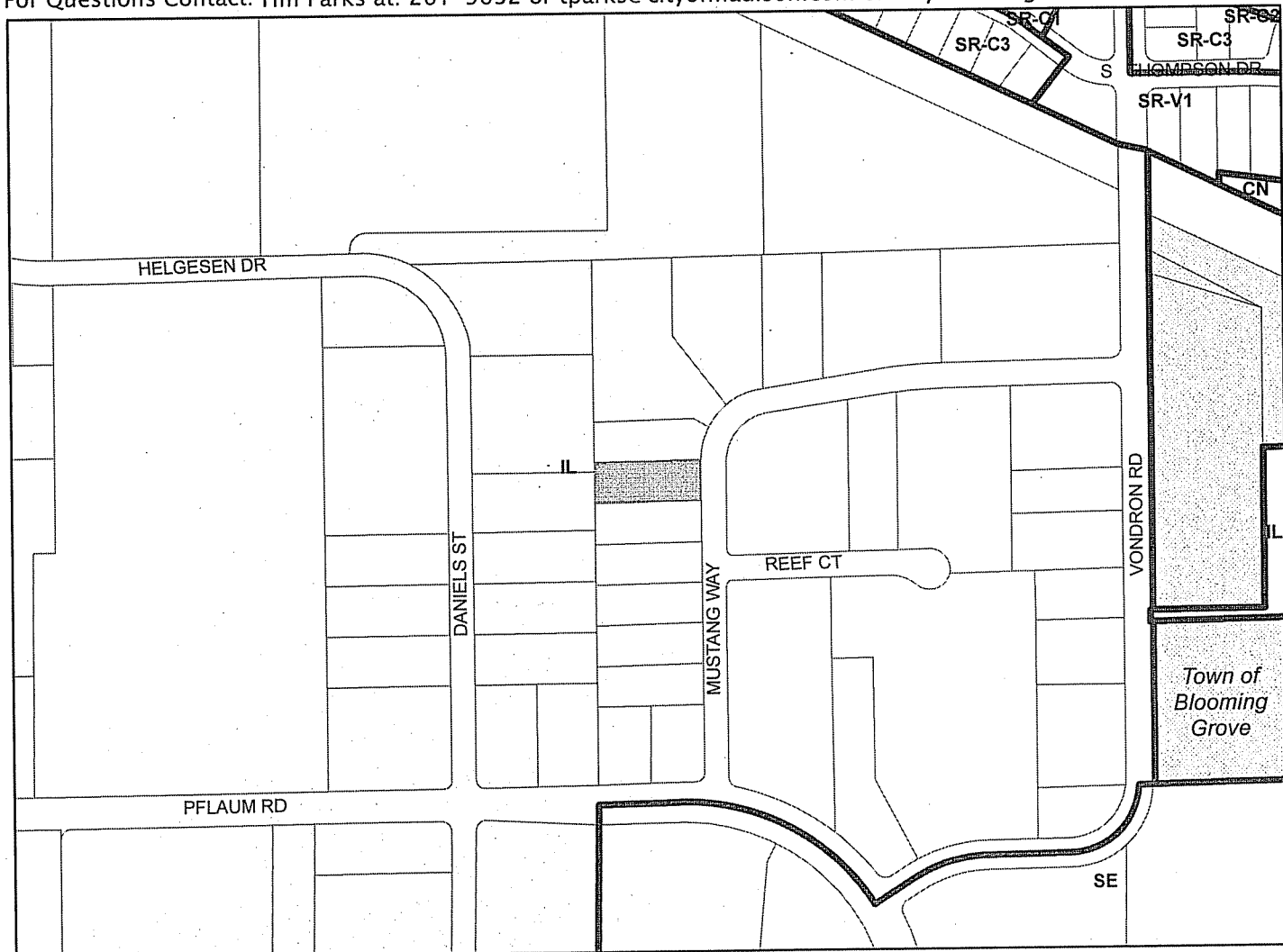
Public Hearing Date

Plan Commission

17 October 2016

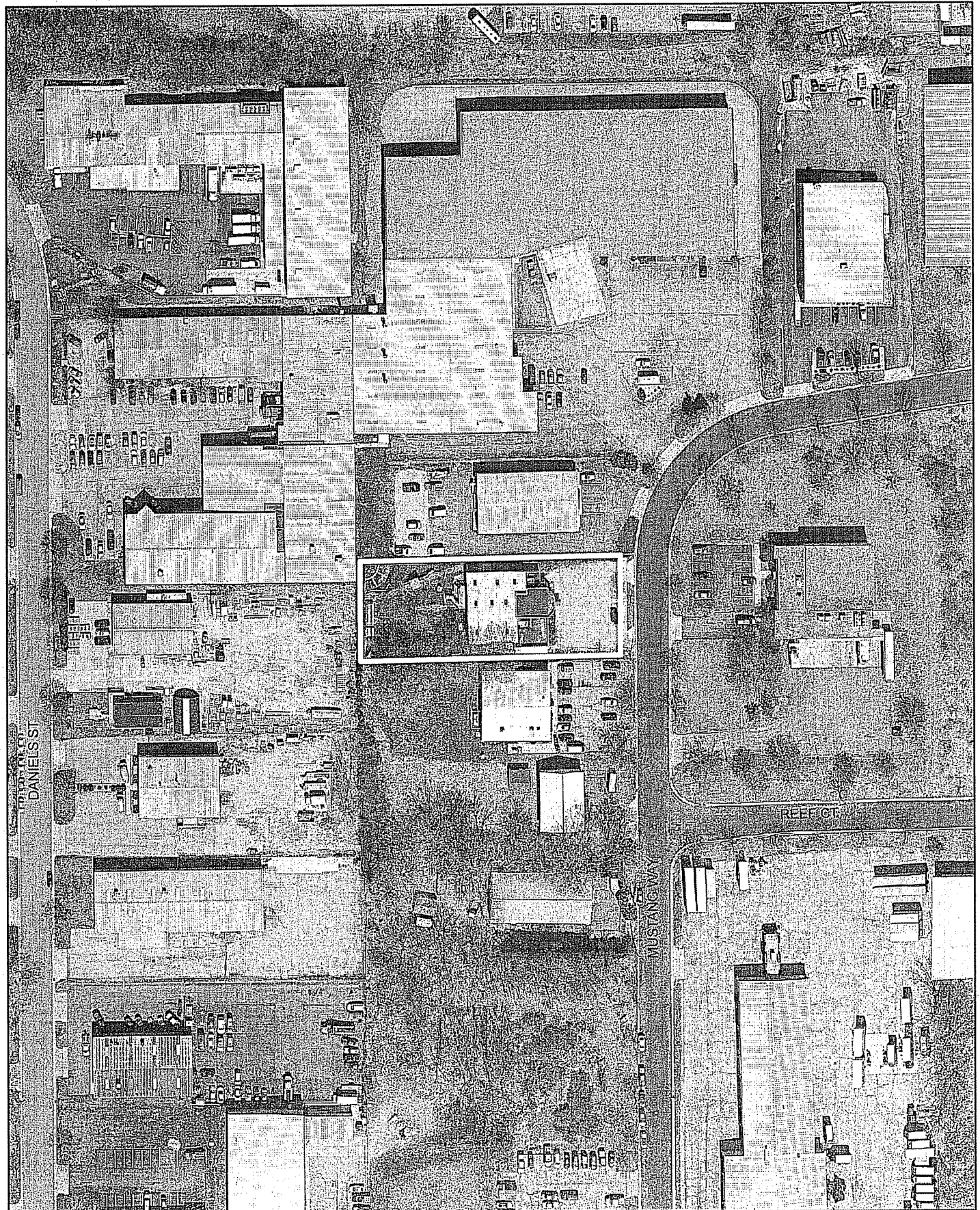


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 11 October 2016





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

| FOR OFFICE USE ONLY: | |
|--|--|
| Amt. Paid _____ | Receipt No. _____ |
| Date Received _____ | |
| Received By _____ | |
| Parcel No. _____ | |
| Aldermanic District _____ | |
| Zoning District _____ | |
| Special Requirements _____ | |
| Review Required By: | |
| <input type="checkbox"/> Urban Design Commission | <input type="checkbox"/> Plan Commission |
| <input type="checkbox"/> Common Council | <input type="checkbox"/> Other: _____ |

Form Effective: February 21, 2013

1. **Project Address:** 2310 Mustang Way, Madison WI
Project Title (if any): The Freyja Project

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: John Moser Company: The Freyja Project
Street Address: 770 Miller Drived City/State: Oregon WI Zip: 53575
Telephone: (608) 347-5736 Fax: () Email: john.moser@gmail.com

Project Contact Person: John Moser Company: The Freyja Project
Street Address: 2310 Mustang Way City/State: Madison WI Zip: 53718
Telephone: (608) 347-5736 Fax: () Email: freyjaprojectmadison@gmail.com

Property Owner (if not applicant): Chris Carlson
Street Address: 2305 Daniels Street City/State: Madison WI Zip: 53718

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Not for profit, memeber funded, private social club.
The Freyja Project will serve as a space for arts, education, social networking and gender equality for our members.

Development Schedule: Commencement October 1, 2016 Completion October 15, 2016

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Alderperson Denise Demarb - Notified June 20, 2016 - Met with July 21, 2016

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Matt Tucker Date: June 15, 2016 Zoning Staff: Jay Wendt Date: June 15, 2016

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant John Moser Relationship to Property: Tenant
John Moser 8-16-16

The Freyja Project

August 15, 2016

City of Madison
Planning Department
215 Martin Luther King Jr. Blvd
Madison, WI 53703

Letter of intent: 2310 Mustang Way

The Freyja Project Inc team consisting of board members: John Welch, John Moser, Greg Owen, Monique Cousineau, and Erin Giblin is submitting this letter of intent for approval for the use of the building, including the application for conditional use as required by the City of Madison, located at 2310 Mustang Way, Madison, WI, 53718, to be used as a private social club.

The space is 7,989 square foot on a 1 (+/-) acre; land value of \$72,000, building value of \$652,500. The Freyja Project Inc is intending to rent the space from building owner, Chris Carlson. The building has been vacant for 3 plus years and had previously been used as a daycare facility fully compliant with ADA regulations. The lot has 6 parking stalls. As per the rental agreement there will be additional parking located through the Carlson Co Inc at 2305 Daniels Street adjacent to the Mustang way property, for club member use during operational hours.

Existing spaces in the building will be used as follows with no physical alterations to the existing structure being made: (Group Room 1) = 735sq', (Social Area) =936sq', (Group Room 2) =1078sq', (Lower Group Room) =1872sq', (Please note that these figures are estimates. Please see included drawings for actual room dimensions.) There is approximately 975 square feet of space that will remain unused as this space needs renovations that would be completed at a later date by the property owner.

Proposed uses for the building would include:

- Photography workshops
- Writers workshops
- Private meeting space for LGBD groups
- Private Members Only Social time
- Private Members only Gallery exhibit of Artists work
- Social and Community Skills Workshops
- Support Groups Meeting Space

Regular open access, for club members, will be available Tuesday through Friday from 4 pm to 10pm and Saturday and Sunday from 11am until 1am . We will also have special event and group meeting hours, arranged as per request, no earlier than 10 am and no later than 10 pm Sunday through Saturday. No part of the structure or property is to be used as a residence or sleeping space by any group members or other persons at any time.

It is our intent to take occupancy of the building on the 1st of October, or earlier, pending approval. Minor cosmetic alterations will be completed in order to be operational by October 15th. The building requires no major renovations and thus all space alterations will be completed by volunteer staff. All project costs will be provided by member donation and will require no public subsidy.

If you have any questions about this project you can contact John Moser at 608-347-5736.

Sincerely,

John Moser
The Freyja Project

The Freyja Project

August 15, 2016

City of Madison
Planning Department
215 Martin Luther King Jr. Blvd
Madison, WI 53703

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Sincerely,

John Moser
The Freyja Project

LANDSCAPE WORKSHEET

Parking Lots, Storage Areas and Loading Areas
(Section 28.04 Madison General Ordinance)

Project Location/Address: 2310 MUSTANG WY
 Name of Project: DAYCARE The Freyja Project
 Owner/Contact: THE CARLSON CO. / John Moser
 Address: 770 Miller Dr., Oregon, WI 53575

I. Number of Trees Required

The number of trees required for a parking lot is based on the number of parking stalls.
 Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: 1 tree is required for 10 parking stalls.)

Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls. (Example: 10,000 square feet is equivalent to (33) stalls or (3) trees and (160) points.)

Number of Parking Stalls _____ 7

Total Square Footage of the Storage Area
Divided by Three Hundred (300) Square Feet _____ 0

Number of Canopy Shade Trees Required (2"-2-1/2" Caliper)
(See Schedule on Reverse side) _____ 1

Manufacturing/
Industrial
(60% of requirement above) _____

II. Number of Landscape Points Required

The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls.) A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 49.5 points would be rounded down to 49.0 points required.

The number of points required for loading areas is (75) points for each loading berth.

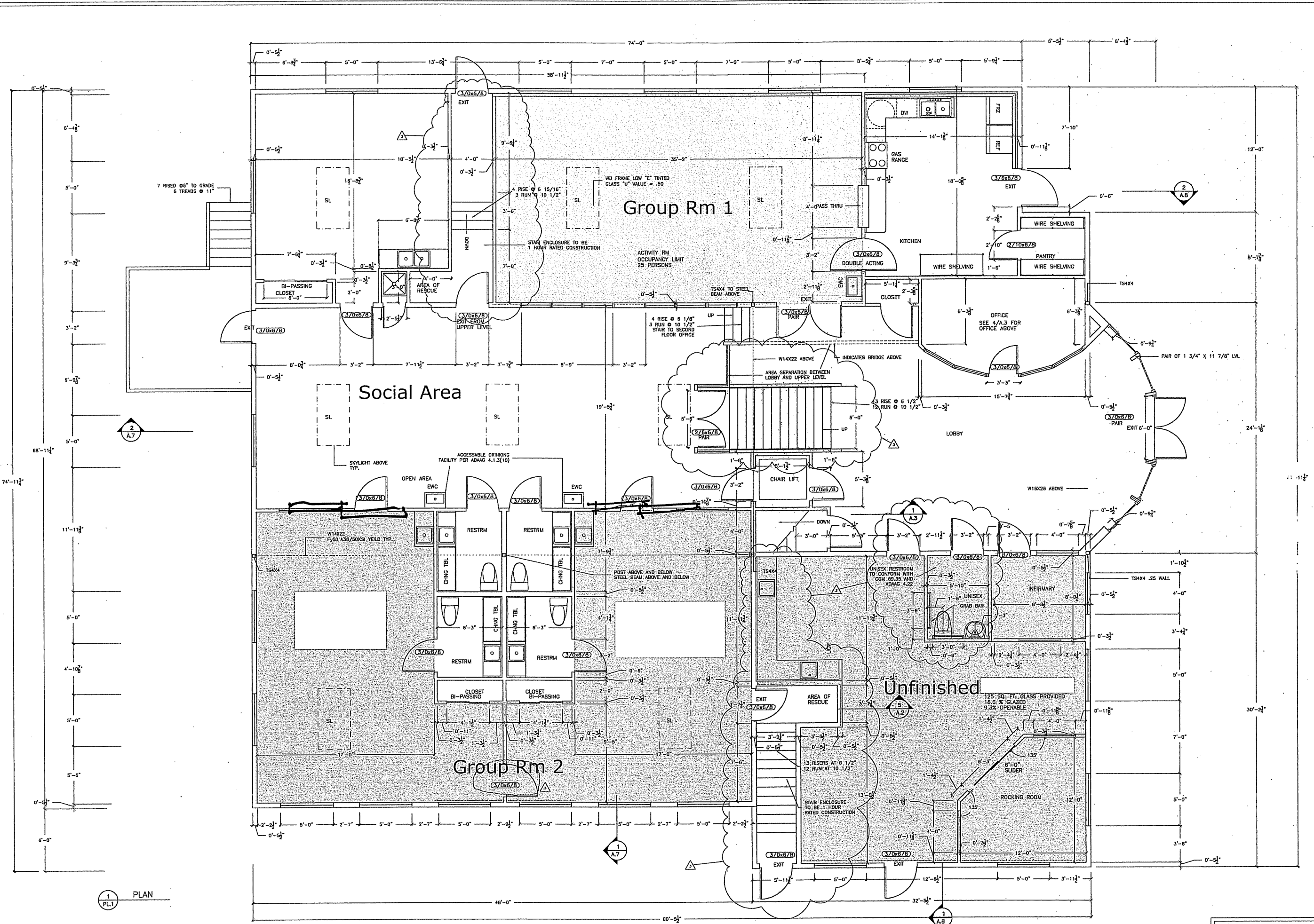
Number of Points Required _____ 34.7
 (See Schedule on Reverse side)

Manufacturing/
Industrial
(60% of requirement above) _____

Tabulation of Points and Credits

Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

| ELEMENT | POINT VALUE | QUANTITY | POINTS ACHIEVED | CREDITS QUANT. | POINTS |
|--|-------------|----------|-----------------|----------------|--------|
| Canopy Tree - 2"-2-1/2" * | 75 | 2 | 150 | | |
| Deciduous Shrub | 3 | | | | |
| Evergreen Shrub | 5 | 6 | 30 | | |
| Decorative Wall or Fence (per 10 L.F.) | 10 | | | | |
| Earth Berm (per 10 L.F.) | | | | | |
| Ave. Height 30" | 10 | | | | |
| Ave. Height 15" | 5 | | | | |
| Evergreen Trees - 3-foot height min. | 30 | | | | |



1 PLAN
FL1

SCALE: 1/4" = 1'

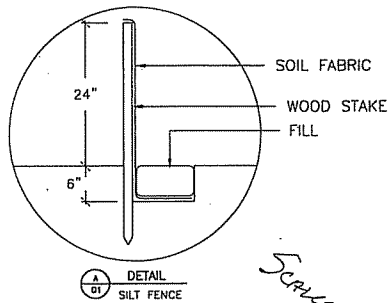
FLOOR PLAN

| REVISIONS | DATE | BY | DESCRIPTION |
|-----------|----------|----|----------------------|
| 1 | 08-25-99 | DL | REVISED PER COMMENTS |
| 2 | 09-03-99 | DL | REVISED PER COMMENTS |

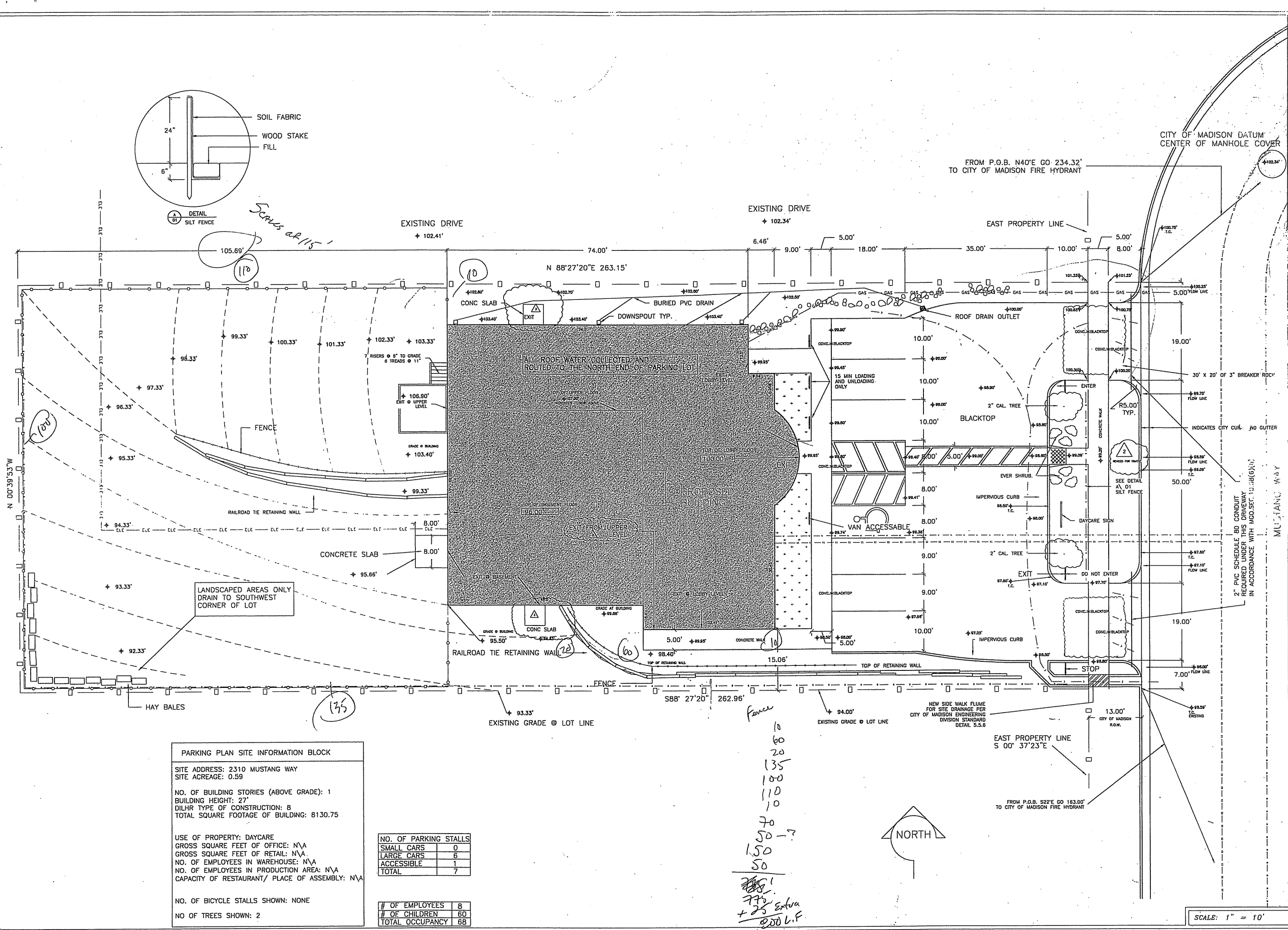
CARLSON CO

JOB NUMBER: 08-06-99
DATE DRAWN: 08-25-99
DRAWN BY: LANCE

DRAWING # A.4
TOTAL PAGES



Scans at 115'



PARKING PLAN SITE INFORMATION BLOCK

SITE ADDRESS: 2310 MUSTANG WAY
 SITE ACREAGE: 0.59

NO. OF BUILDING STORIES (ABOVE GRADE): 1
 BUILDING HEIGHT: 27'
 DILHR TYPE OF CONSTRUCTION: B
 TOTAL SQUARE FOOTAGE OF BUILDING: 8130.75

USE OF PROPERTY: DAYCARE
 GROSS SQUARE FEET OF OFFICE: N/A
 GROSS SQUARE FEET OF RETAIL: N/A
 NO. OF EMPLOYEES IN WAREHOUSE: N/A
 NO. OF EMPLOYEES IN PRODUCTION AREA: N/A
 CAPACITY OF RESTAURANT/ PLACE OF ASSEMBLY: N/A

NO. OF BICYCLE STALLS SHOWN: NONE
 NO OF TREES SHOWN: 2

| NO. OF PARKING STALLS | |
|-----------------------|----------|
| SMALL CARS | 0 |
| LARGE CARS | 6 |
| ACCESSIBLE | 1 |
| TOTAL | 7 |

| | |
|------------------------|-----------|
| # OF EMPLOYEES | 8 |
| # OF CHILDREN | 60 |
| TOTAL OCCUPANCY | 68 |

Fence
 10
 60
 20
 135
 100
 110
 10
 70
 50-?
 150
 50
 775
 + 25 Extra
 @ 200 L.F.



Carlson
company, inc.

SEVERN ENGINEERING
 Structural Engineering • Building Design • Contract Administration
 345 INVESTMENT COURT • VERONA, WI 53593
 PHONE: (608) 848-7383 • FAX: (608) 848-7384

REVISIONS

| | |
|-------------|--|
| 08-25-99 DL | |
| 08-27-99 DL | |
| 08-03-99 DL | |

CARLSON CO
 DRAWING NO. 08-06-99
 LANCE
 A1
 TOTAL PAGES

SCALE: 1" = 10'