

CITY OF MADISON

Proposed Rezoning & Conditional Use

Location: 6402 Millpond Road

Applicant: Larry Frahman

From Temp A District(s)

To C2 District(s)

Existing Use: Vacant Restaurant

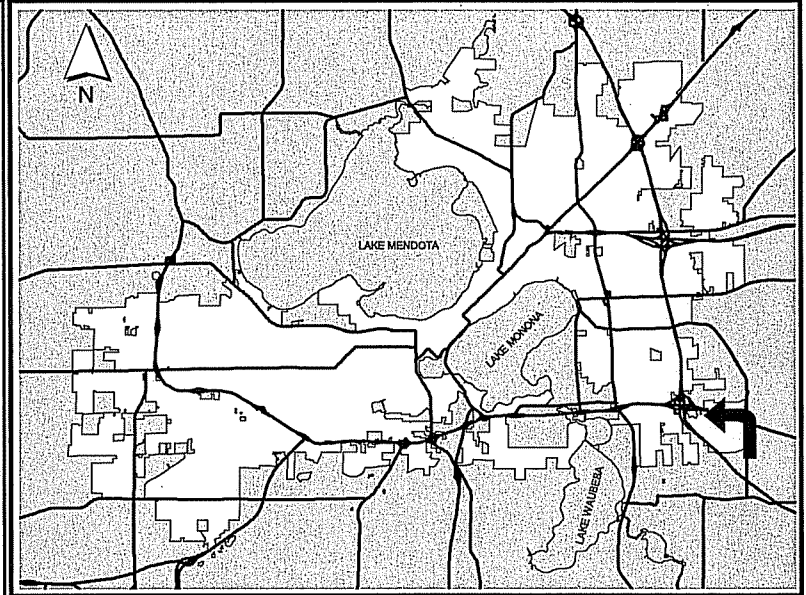
Proposed Use: Convert Former Restaurant into Fraternal Lodge with Outdoor Eating Area

File No. _____

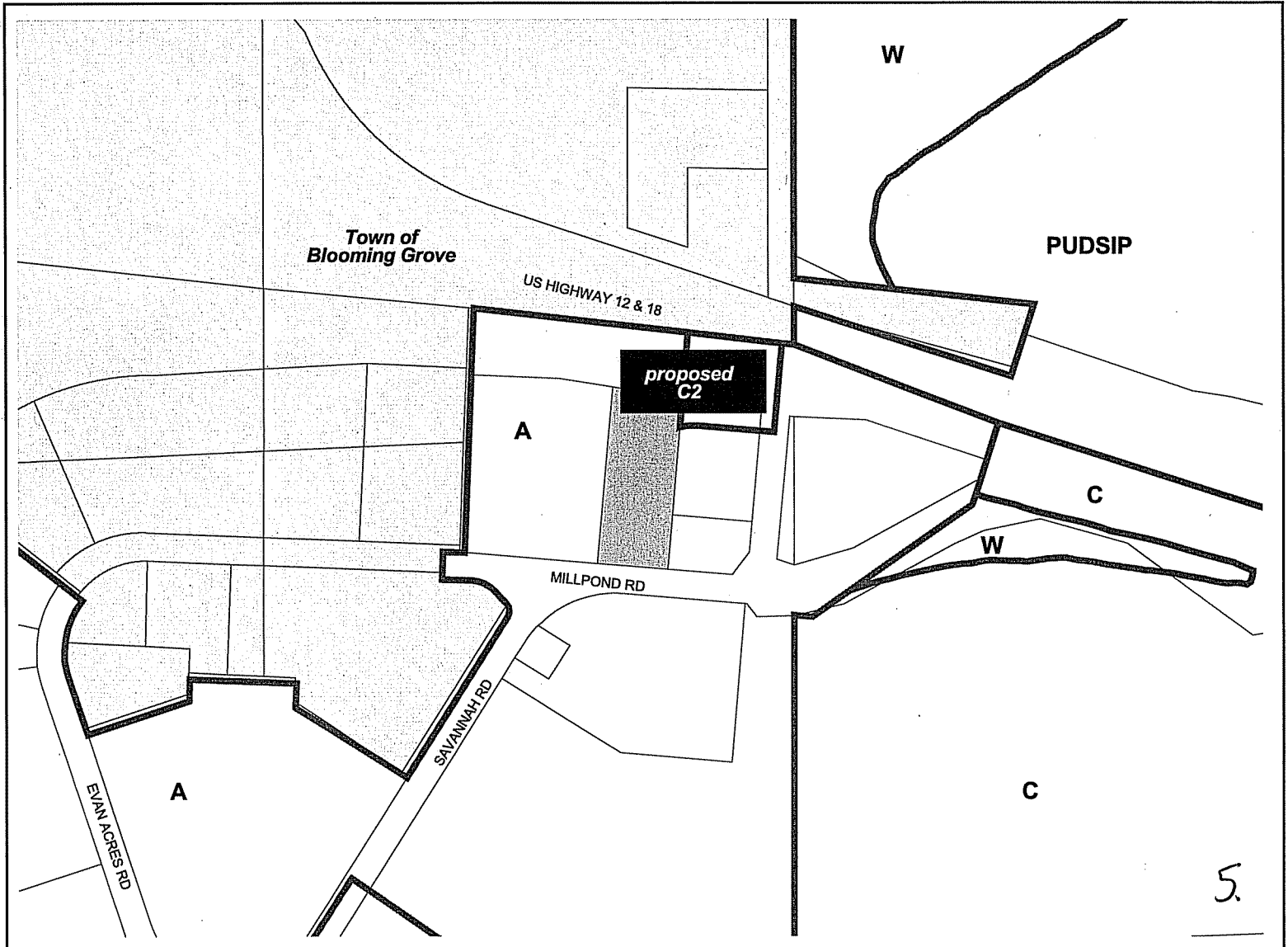
Public Hearing Dates:

Plan Commission 21 February 2005

Common Council 01 March 2005



For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635



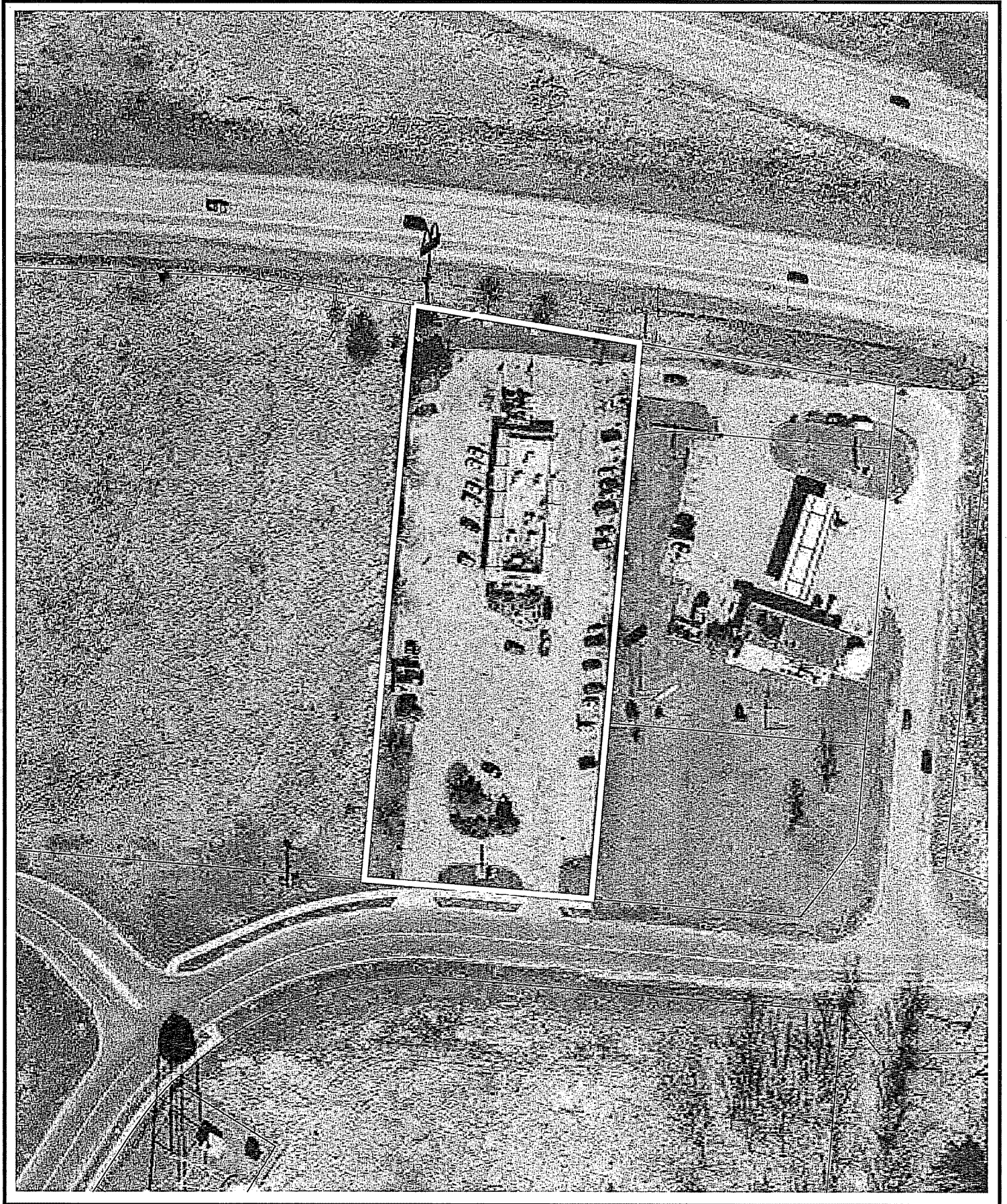
6402 Millpond Road

0

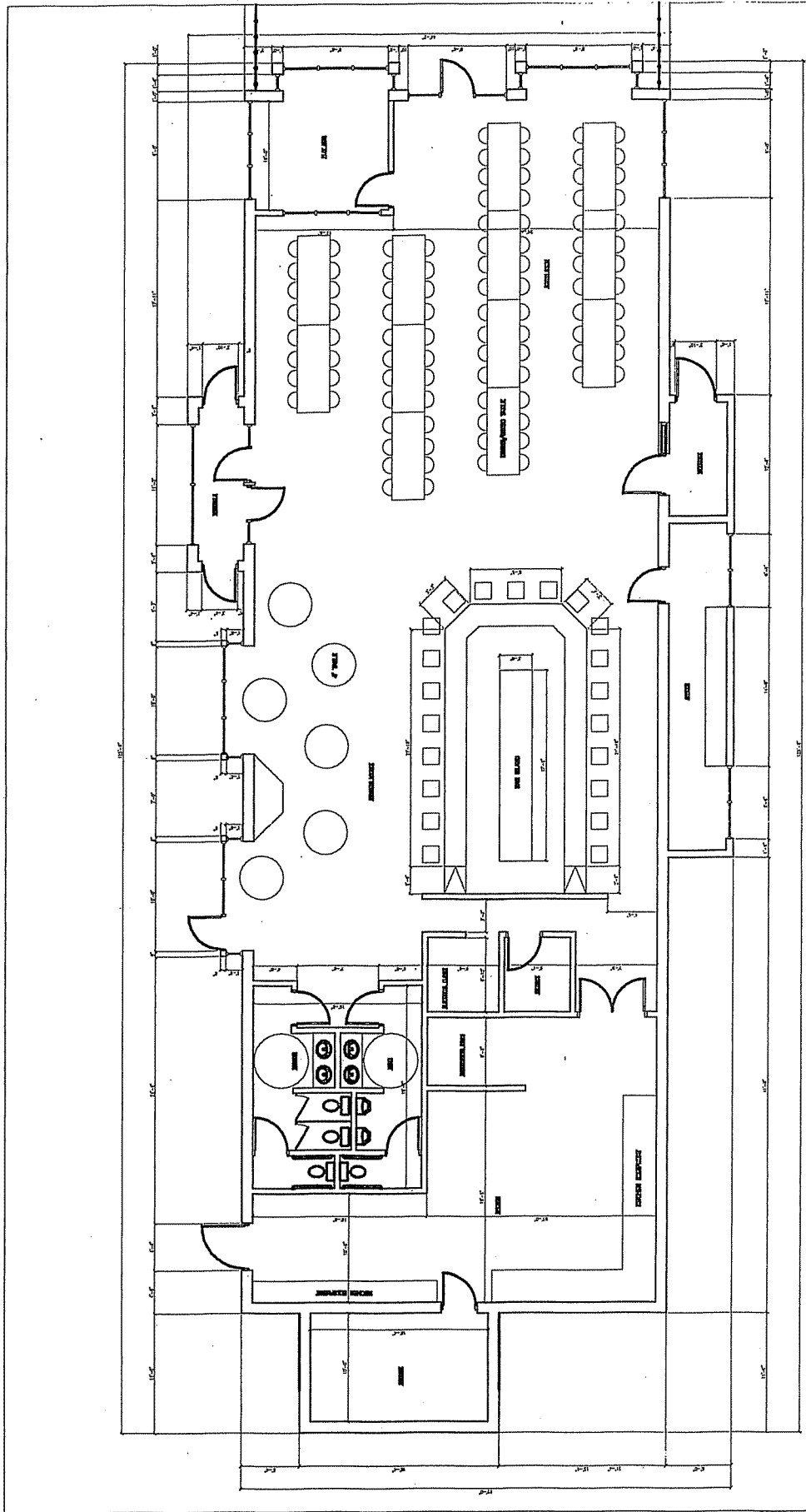
400 Feet



Date of Aerial Photography - April 2000



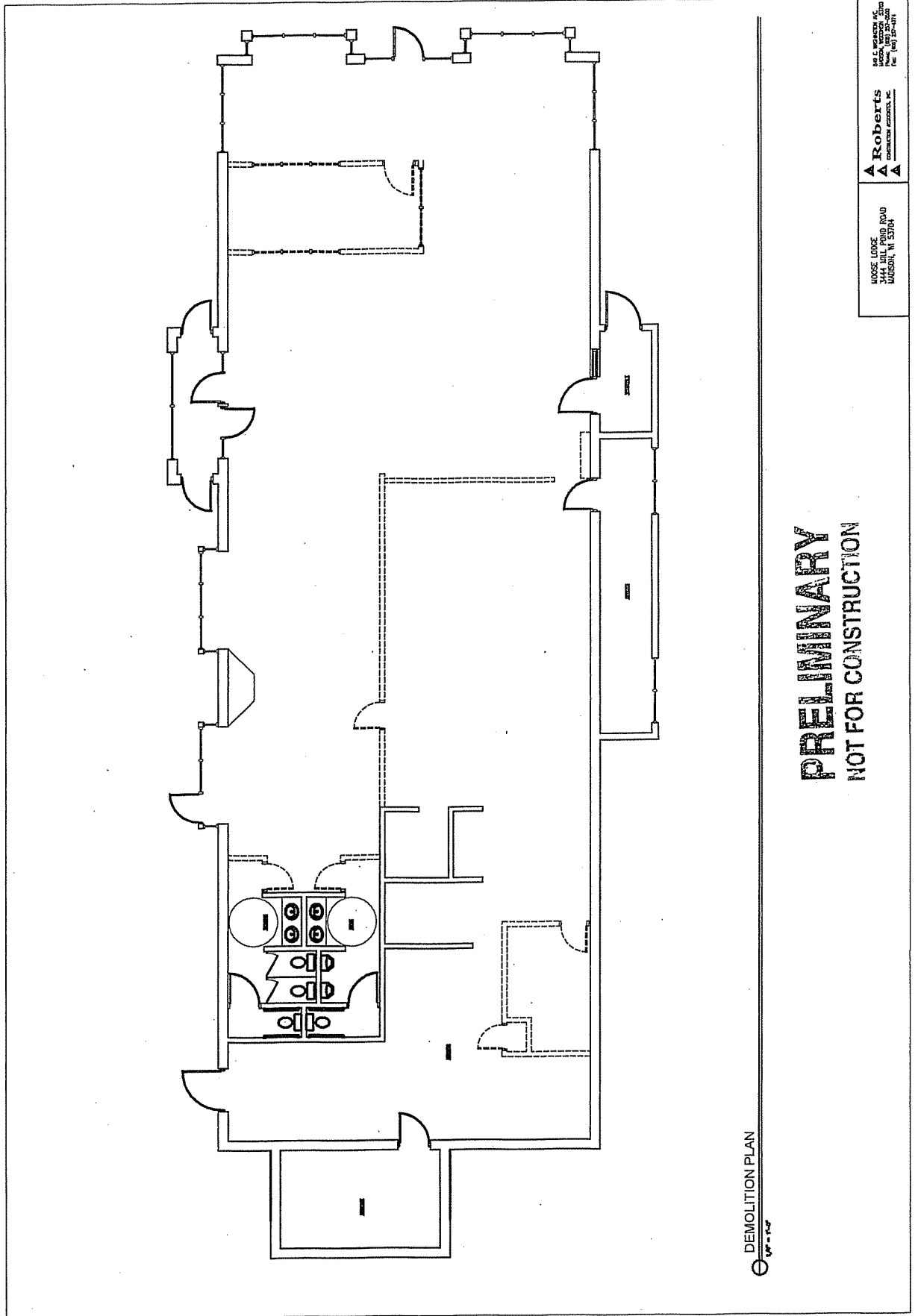
5



NEW FLOOR PLAN
 1/4" = 1'-0"

PRELIMINARY
 NOT FOR CONSTRUCTION

ROBERTS ARCHITECTS, INC.
 3444 LINDEN ROAD
 MADISON, WI 53704
 (608) 278-1000



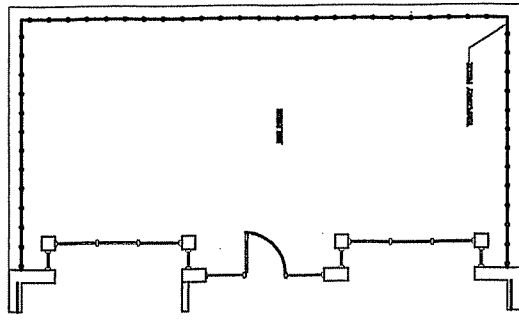
DEMOLITION PLAN
 1/2" = 1'-0"

PRELIMINARY
 NOT FOR CONSTRUCTION

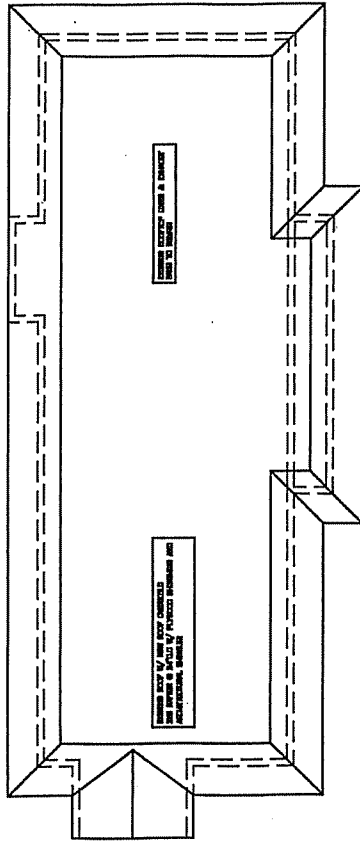
LOOSE LOOSE
 344 HILL POND ROAD
 MADISON, NJ 07704

A Roberts
 ARCHITECTS, P.C.

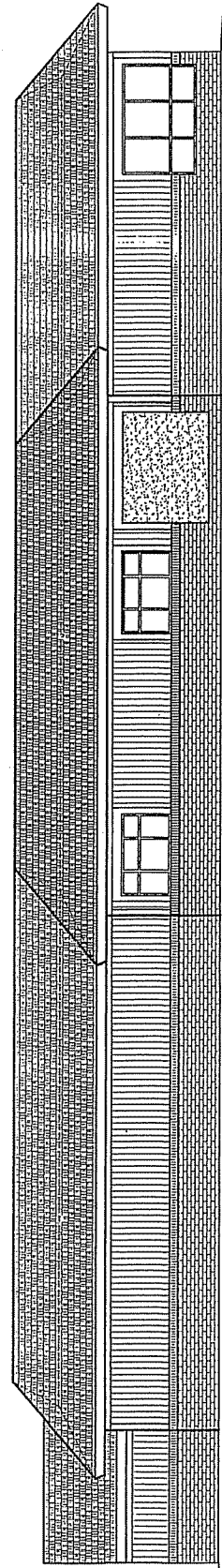
M.L. Roberts, P.E.
 License No. 100000000
 Exp. 12/31/2011



PATIO / BEER GARDEN PLAN
1/8" = 1'-0"



ROOF PLAN
1/8" = 1'-0"



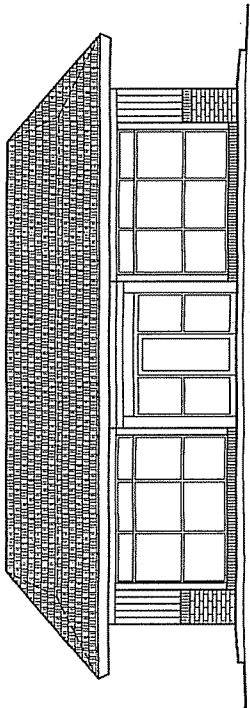
EAST ELEVATION
1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

MOOSE LODGE
3444 HILL POND ROAD
WISCONSIN, WI 53704

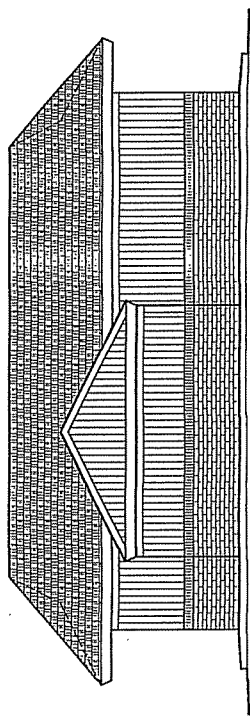
A Roberts
ARCHITECTS
INCORPORATED

18 S. WISCONSIN AVE.
MADISON, WISCONSIN 53703
TEL: (608) 278-1211



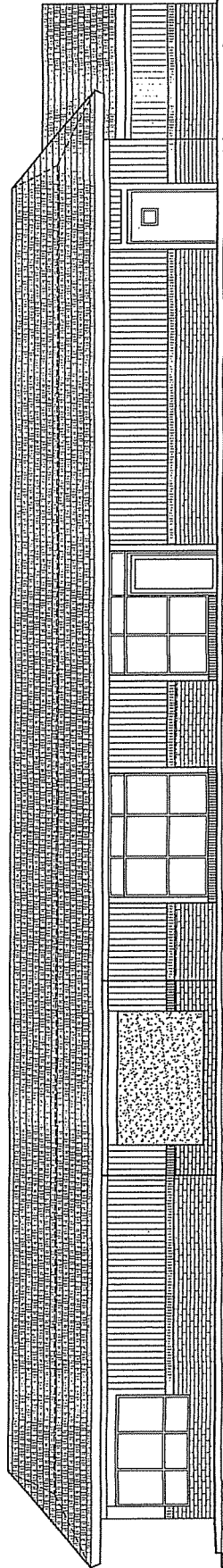
NORTH ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

MOOSE LODGE
3444 HILL FORD ROAD
MADISON, WI 53704

A Roberts
CONSTRUCTION SERVICES, INC.

141 E. WASHINGTON, 15TH
MADISON, WISCONSIN 53703
PHONE: (608) 251-4371

PART A

1st rezoning

Occupant Notification Fee: \$50
 Rezoning and Conditional Use application fees see attached.

The following information is **REQUIRED** for ALL applications for Plan Commission review:

FOR OFFICE USE ONLY:
 Amt. Paid N/A Receipt # _____
 Date Received 12-29-04
 Parcel No. 0710-261-0306-1
 Aldermanic District 16- Judy Compton
 GO ok
 Zoning District A9
For complete submittal:
 Application
 Legal Description
 Letter of Intent
 Plans _____
 Zoning Text N/A
 Received By KAU
 Alder Notif. _____ Waiver verbal 12-29-04
 Nbr. Assn. Notif. _____ Waiver _____ Kau
 Issued Sign _____

1. Address of Site: 6402 Millpond Road, City of Madison
 Name of Project: Madison Moose Lodge #1451
 Acreage of Site: 1.77 acres

2. This is an application for (check at least one):
 Rezoning from Agricultural to C-2
 Conditional Use outside rating area
 Demolition Permit (Please provide age, City assessment, and the condition of the building(s) to be demolished. Provide photos.)
 Other (Describe) _____

3. You must include or attach a **legal description**—Lot and block number of recorded certified survey map or plat, or metes and bounds by surveyor, engineer, title company, etc., (Note: A "Plat of Survey" or "Site Plan" is NOT a legal description). Any extra costs to the City, because of legal description problems, are to be paid by the applicant. (Any application, without a proper, complete and appropriate legal description, will NOT be processed). See attached instruction sheet regarding submittal of legal descriptions on computer diskette.
see attached

4. General description of the project or intended use(s) of this property.
To be used as a fraternal lodge - meeting place, social events for members, recreational events, fund raising dinners, many holiday specific events for members, bingo fund raising

5. Are there existing buildings on this site? yes
 What is the present zoning of this site? agricultural
 What are the present uses of this site? formerly a Mc Donald's restaurant

6. Do you intend to use the existing building(s)? yes 5

7. What exterior changes are proposed to the existing building(s)? New roof

8. What interior changes are proposed to the existing building(s)? Add Kitchen and social quarters

9. Are you proposing to add or build new dwelling units? No
How many units? _____
Owner occupied _____ selling price, from \$ _____ to \$ _____
Rental _____ rent levels, from \$ _____ to \$ _____

10. For rental housing will you be accepting Section 8 housing vouchers? _____

11. When do you wish to occupy this site or building? February 2005

12. Does this proposal involve any development in the public right-of-way? _____
No Yes _____ Explain: _____

13. Please print (or type) name and mailing address of the **property owner**. (Please include all owners involved in partnerships) LARRY FRAHMAN
~~4546 Tompkins St~~ PO Box 14518
MADISON, WI 53714
Phone: 608-839-4921 Fax: _____

Please print (or type) name and mailing address of **contact person** for this project [the person that can answer any questions regarding this application or project plans and will appear at the public hearing(s)].

LARRY FRAHMAN
4507 SANDPIPER TR COTTAGE GROVE WI 53527
Phone: 608-839-4921 Fax: _____
Robert Coats for plans 257-0500
Sean

14. **Property owner's** authorization signature: Larry Frahman
[If offer to purchase or contract owner, please indicate below (check one). Architect's, real estate agent's, contractor's or tenant's signature is **NOT** adequate].
_____ Owner _____ Offer to Purchase _____ Other (Explain _____)

15. It is extremely important that you inform the **ALDERPERSON** and **NEIGHBORHOOD ASSOCIATION** of this district about your proposal as soon as possible. As required by Section 28.12(10)(c) and (d), I have notified Alderperson JUDY COMPTON and _____ of the _____ Neighborhood Association in writing by mail no less than thirty (30) days prior to this submittal.
Yes _____ No _____
Date that the alderperson was notified: 12/2/04
Date that the Neighborhood Association was notified: _____

Madison Moose Lodge #1451

Madison Moose Lodge #1451 is one of almost 2000 Moose centers in the United States, Canada & Great Britain. We are a fraternal organization of men and women who choose to work with community efforts such as: blood drives, meals to shut ins and raise funds for Muscular Dystrophy, the Salvation Army, Arthritis Foundation, Little League Baseball and so much more. Our local lodge is also involved in Moose International community service programs such as Youth Awareness, Yellowstone Youth Conservation Corps, Scouting and Veterans Hospitals.

Our local lodge helps support Mooseheart – a home, school and success for 230 plus children and teens sponsored by member lodges throughout the United States. Our lodge activities include recreational activities for our members and their families, fundraising dinners, Friday night fish fry's, bingo and many holiday specific events.

We are searching for a new lodge home to continue the above activities. The site we are asking to be approved is a former McDonald's restaurant. The interior of the building will be remodeled to put back in kitchen equipment, a lounge, a large dining/meeting area, offices and storage. The existing parking lot, landscaping and trash storage fits our needs. The location is advantageous for our existing members and for our recruiting efforts in the future.

Name of Project: Madison Moose Lodge #1451

Construction schedule: March 1, 2005 – New roof & remodel interior.

Architect & contactor: Roberts Construction Associates, 849 E. Washington Ave., Madison, WI.

Uses of all areas of building: Kitchen area, food storage area, restrooms, dining/meeting area, social area.

Total gross square footage of building: 5040 sq. ft.

Number of employees : Two full-time paid employees, volunteers

Capacity as determined by state building codes: 150 people

Hours of operation: 5 days a week from 12 (noon) until midnight

Trash removal: There is a concrete block storage area at the rear of the lot with gates.

Snow removal- We will contract this out to have the lot plowed for us.

Maintenance equipment: There is very little yard area and we rely on our members to volunteer to cut the grass with their lawn mowers. Most of the lot is paved for parking. There is a small storage area at the rear of the building if needed, that is enclosed on 4 sides.