



# City of Madison

## Proposed Rezoning

Location  
8002 Watts Road

Applicant  
Princeton West Realestate, LLC/  
Kevin Carey - The Carey Group

From: PUD(SIP)      To: Amended  
PUD(SIP)

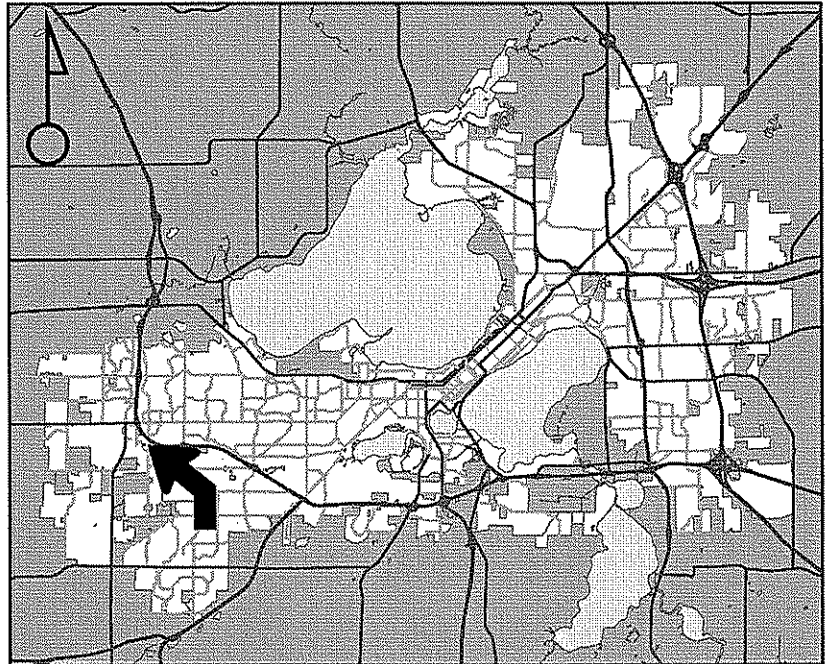
Existing Use  
Vacant Land and Surface Parking

Proposed Use  
Construct 4,500 Square Foot  
Office Building

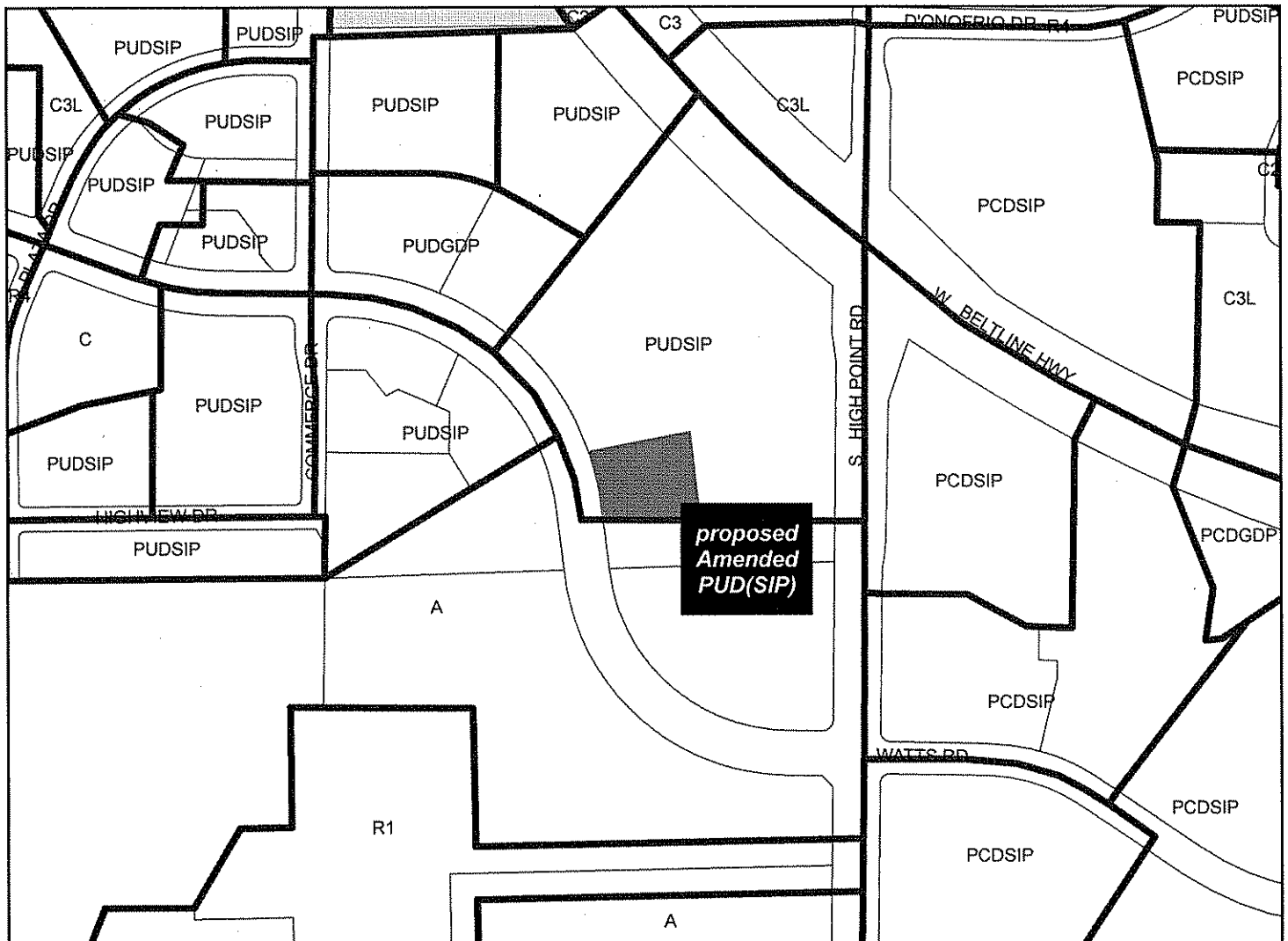
Public Hearing Date

Plan Commission  
20 April 2009

Common Council  
05 May 2009

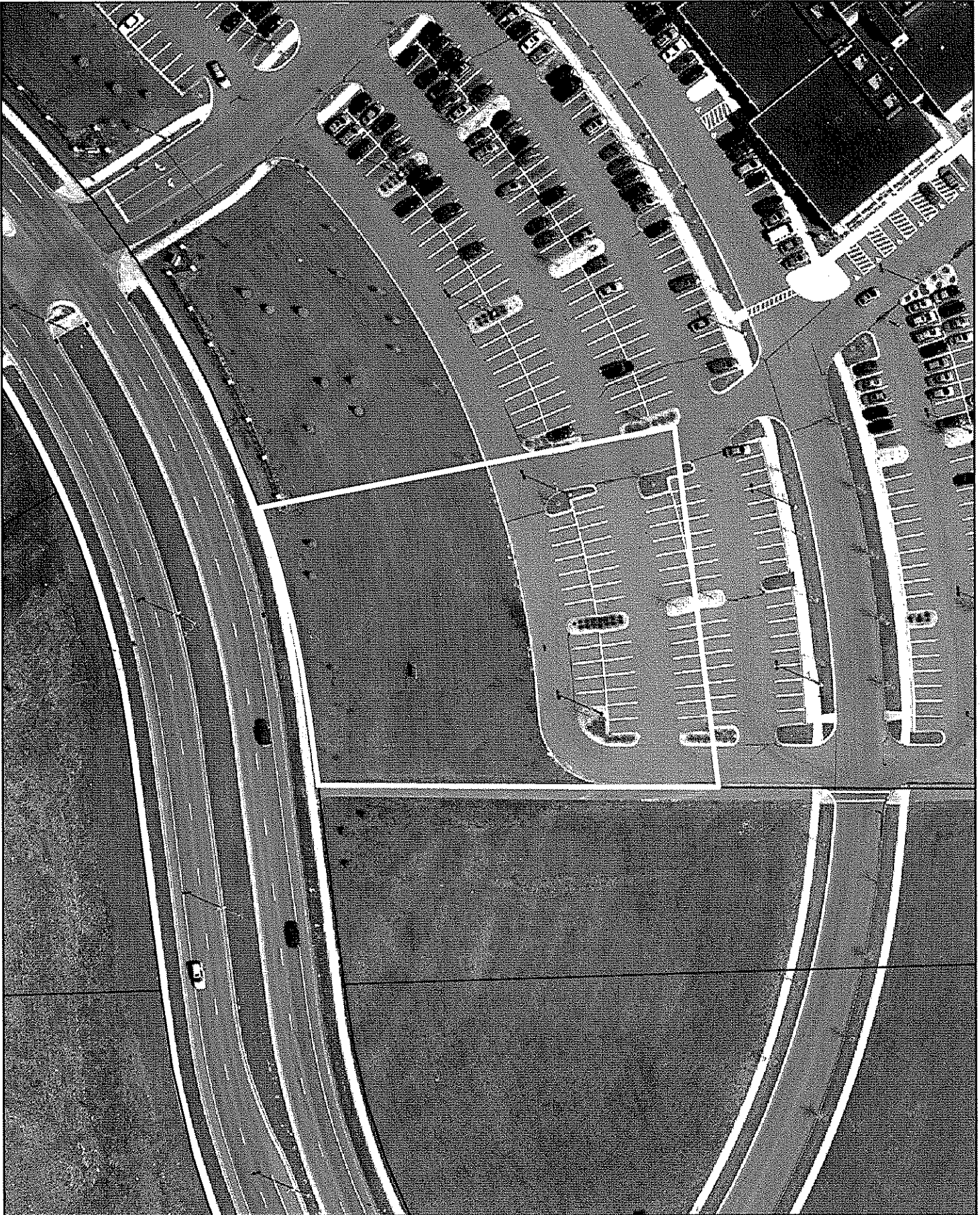


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 April 2009 5



# LAND USE APPLICATION

## Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

### FOR OFFICE USE ONLY:

Amt. Paid 1250.<sup>00</sup> Receipt No. 98110

Date Received 2/18/09

Received By JLK

Parcel No. 0708 262 0903 7

Aldermanic District 9 - Skidmore

GQ PUDSIP Eng 10/2

Zoning District PUDSIP

#### For Complete Submittal

Application ☒ Letter of Intent ☒

IDUP NA Legal Descript. ☒

Plan Sets ☒ Zoning Text ☒

Alder Notification ☒ Waiver ☒ 2/18/09

Ngrbrhd. Assn Not. ☒ Waiver ☒

Date Sign Issued 2/18/09

1. Project Address: 8002 Watts Road Project Area in Acres: 1.09

Project Title (if any): Byce and Worman Family Dentistry

### 2. This is an application for: (check at least one)

☒ Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

☒ Rezoning from PUD-SIP to Amended PUD-SIP ☐ Rezoning from \_\_\_\_\_ to PUD/PCD-SIP

☐ Rezoning from \_\_\_\_\_ to PUD/PCD-GDP ☐ Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

☐ Conditional Use ☐ Demolition Permit ☐ Other Requests (Specify): \_\_\_\_\_

### 3. Applicant, Agent & Property Owner Information:

Applicant's Name: Kevin Carey Company: The Carey Group

Street Address: 2801 Coho Street City/State: Madison, WI Zip: 53713

Telephone: (608) 310-7401 Fax: (608) 237-2028 Email: kevin@thecareygroup.net

Project Contact Person: Kevin Carey Company: The Carey Group

Street Address: 2801 Coho Street City/State: Madison, WI Zip: 53713

Telephone: (608) 310-7401 Fax: (608) 237-2028 Email: kevin@thecareygroup.net

Property Owner (if not applicant): Princeton West Realestate, LLC

Street Address: 1726 Eagan Road City/State: Madison, WI Zip: 53704

### 4. Project Information:

Provide a general description of the project and all proposed uses of the site: The project is a design of a new approximately 4,500 square foot single story dental office to be located at 8002 Watts Road in Madison, WI used for general family dentistry.

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_

CONTINUE →

**5. Required Submittals:**

- ☒ **Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
- *Seven (7) copies* of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - *Seven (7) copies* of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - *One (1) copy* of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- ☒ **Letter of Intent:** *Twelve (12) copies* describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- ☐ **Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.
- ☒ **Filing Fee:** \$ 1,250.00 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

- ☐ For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- ☐ A project proposing ten (10) or more dwelling units may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- ☐ A *Zoning Text* must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**6. Applicant Declarations:**

- ☒ **Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
- *The site is located within the limits of* Comprehensive Plan *Plan, which recommends:*

General Commercial *for this property.*

- ☒ **Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than 30 days prior to filing this request:

→ *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*

Paul Skidmore - See attached letter waiving 30-day notice

*If the alder has granted a waiver to this requirement, please attach any such correspondence 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 Counter and Planning Unit staff; note staff persons and date.

Planner Kevin Firchow Date 2/03/09 | Zoning Staff Pat Anderson Date 2/03/09  
                    Bill Fruhling

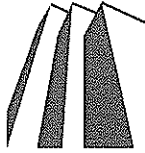
*The signer attests that this form has been completed accurately and all required materials have been submitted:*

Printed Name Kevin Carey Date 2-18-09

Signature [Signature] Relation to Property Owner Developer

Authorizing Signature of Property Owner [Signature] Date 2/17/09





## The Carey Group

*Commercial Real Estate Services*

February 11, 2009

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

Letter of Intent: 8002 Watts Road

To Whom It May Concern:

The Carey Group is submitting this Letter of Intent on behalf of Dr. Peter Worman and Dr. Brad Byce.

8002 Watts Road (otherwise known as Lot 7 of Ganser Heights) is a 47,580 square foot vacant lot and is located in the Princeton Club parking lot. The Princeton Club currently uses a portion of the lot for parking. Our intent is to develop a 4,600 (+/-) square foot, single tenant, family dental clinic for Dr.'s Byce and Worman.

The clinic will have 8 operatories with 13 employees and 2 dentists. They will operate Monday through Friday from 7:00 a.m. to 6:00 p.m. They will require 31 parking stalls. (15 for employees, 8 for patients being treated, and 8 for patients in waiting room.) As part of the development, The Princeton Club is requiring that the 34 parking stalls currently on Lot 7 be replaced on Princeton Club land.

Iconica has been selected as the architect and Paul Skidmore has been selected as the landscape architect. We have not selected a general contractor yet. The development schedule is attached to this letter.

If you have any questions about this project you can contact Kevin Carey at The Carey Group at (608) 310-7401

Sincerely,

Kevin Carey

## Design

### **Critical Milestone Description:**

### **Completed By:**

Receive signed proposal, CSM, CAD site background, and development guidelines (Notice to Proceed)

01/20/09

Programming and Schematic Design Phase duration

01/20/09 – 03/01/09

- Developer to contact alderman in writing of site intentions 01/15/09
- Review of design with Archdiocese and Princeton Club 02/05/09
- Approval of design from Archdiocese and Princeton Club 02/09/09
- Owner sign-off of program, site plan, preliminary elevations & space plan 02/11/09
- Submit to UDC for informational presentation 02/11/09
- Informational presentation to the UDC 02/18/09
- Submit for rezoning of PUD/SIP 02/18/09
- Submit to UDC for final approval 02/25/09

Construction Document Phase duration\*

03/02/09 – 06/05/09

- Presentation to UDC for final approval 03/04/09
- Plan Commission meeting 04/20/09
- Common Council meeting (followed by departmental sign-off process) 05/05/09
- Final Departmental Sign-Off (2 to 4 weeks) +/- 05/19/09 – 06/02/09

Submit drawings for state review

06/8/09 – 06/22/09

Bidding Duration

06/08/09 – 06/26/09

Owner review and award of construction contract

06/29/09 - 07/08/09

## Construction

### **Critical Milestone Description:**

### **Completed By:**

Commencement

07/08/09

Completion

+/-12/08/09

## Owner Move-in

### **Critical Milestone Description:**

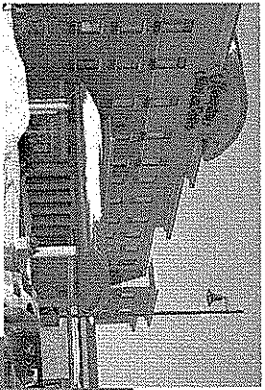
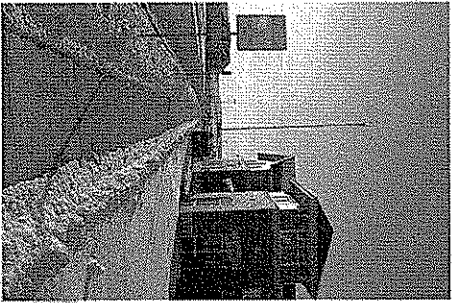
### **Completed By:**

Owner Move-in

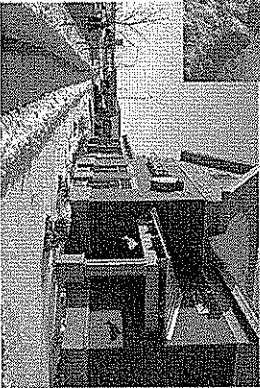
12/11/09

**\*Note:** Per our meeting discussions, by moving the construction documents ahead of UDC and Planning Commission approval by approximately one month there may be additional redesign costs.

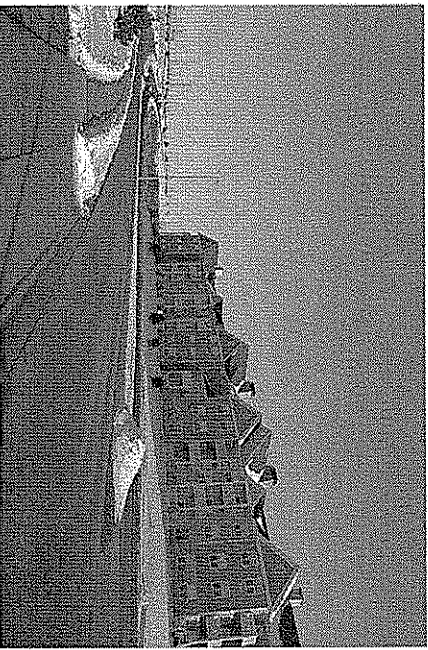
Byce and Worman Family Dentistry  
Madison, WI



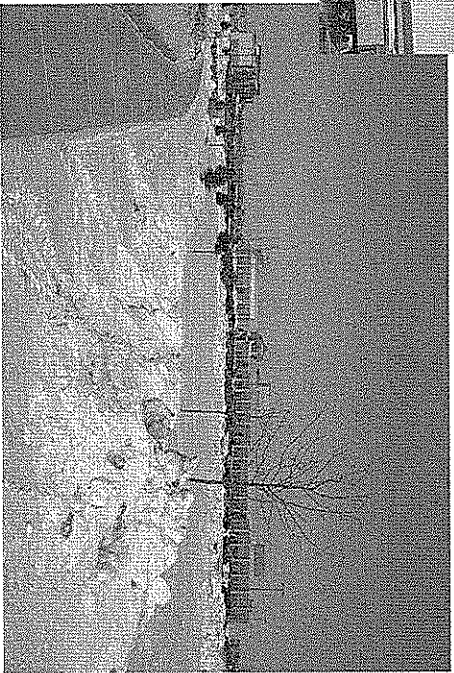
NEAR BY HOTEL



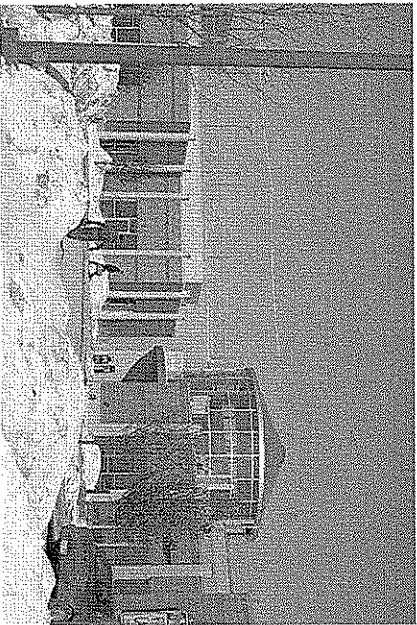
BUILDING NEAR COMMERCE DRIVE



SITE SURROUNDINGS



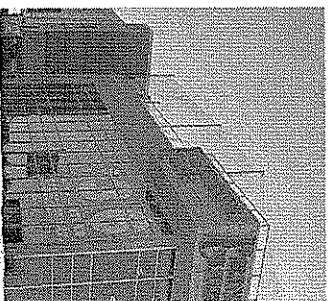
SITE FROM CITY SIDEWALK



PRINCETON CLUB BUILDING



PRINCETON BLUC PARKING LOT



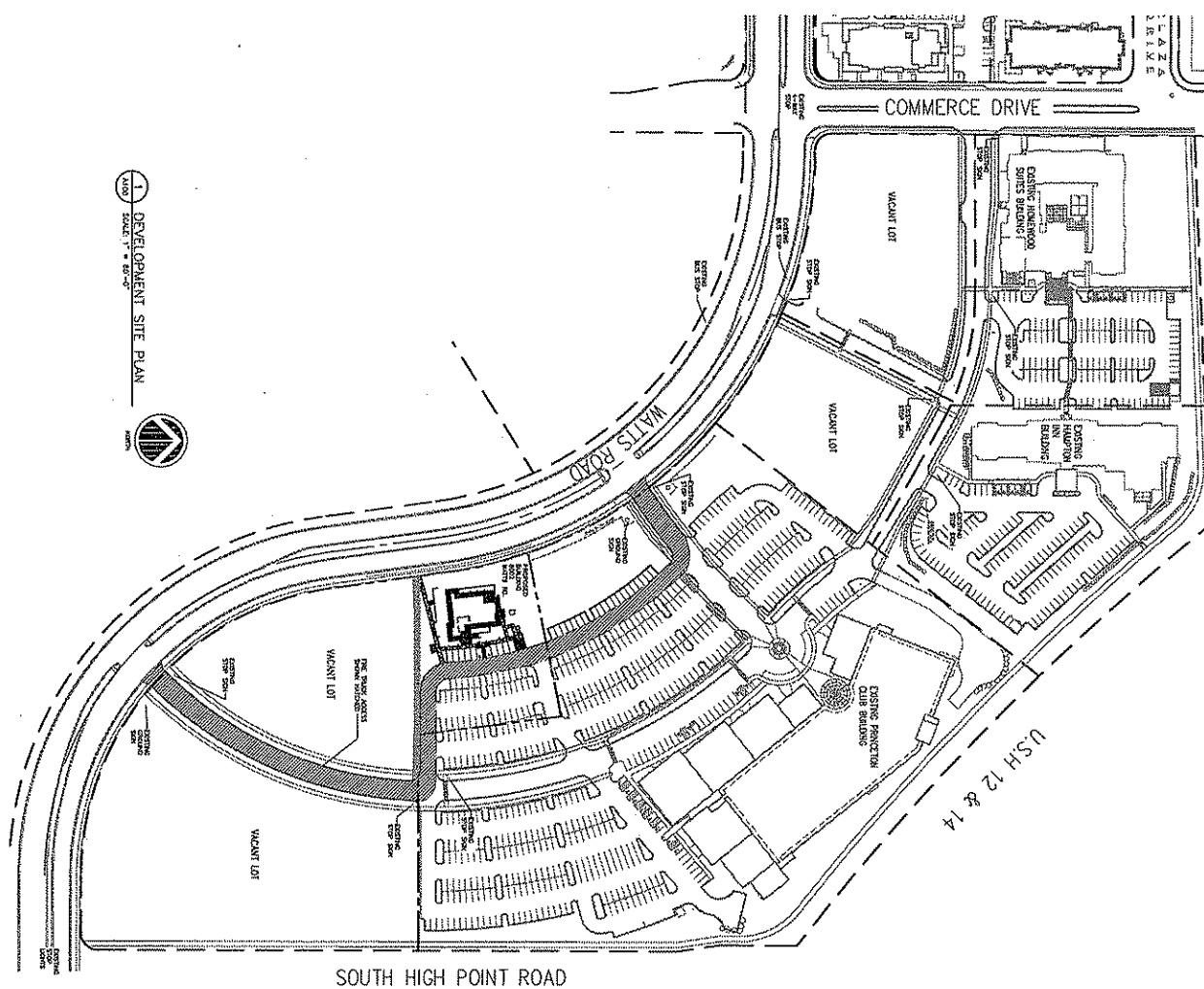
CONCEPT RENDERINGS 2.24.2009

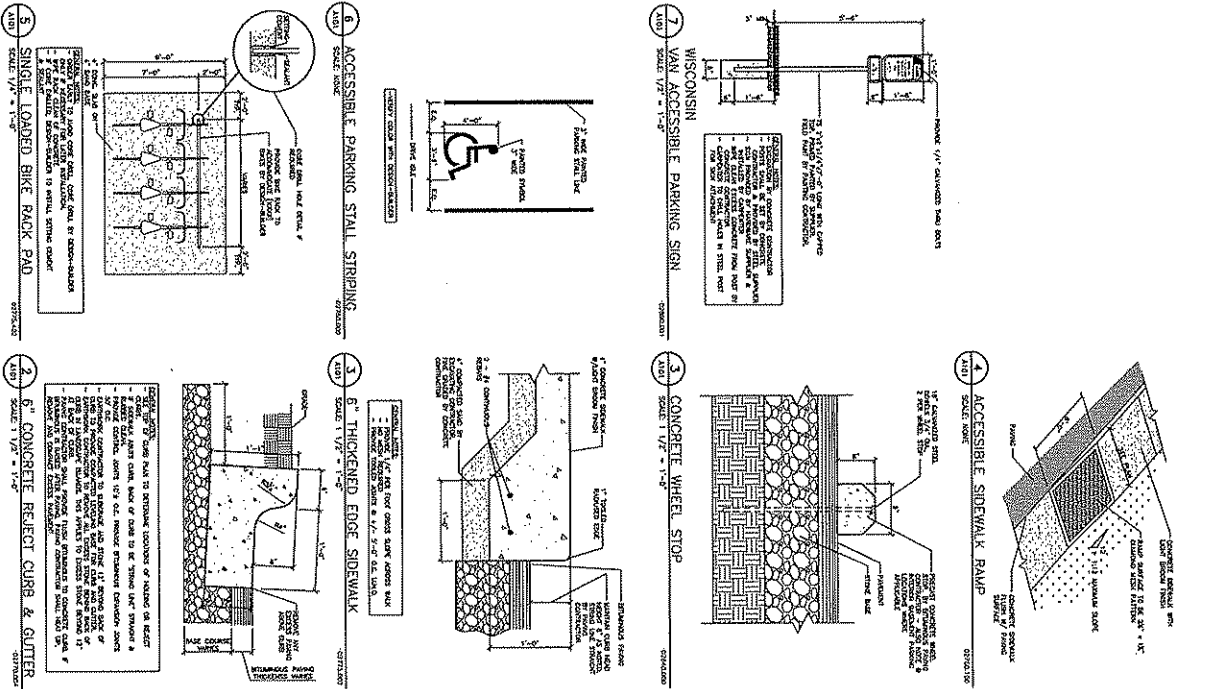
ICONICA





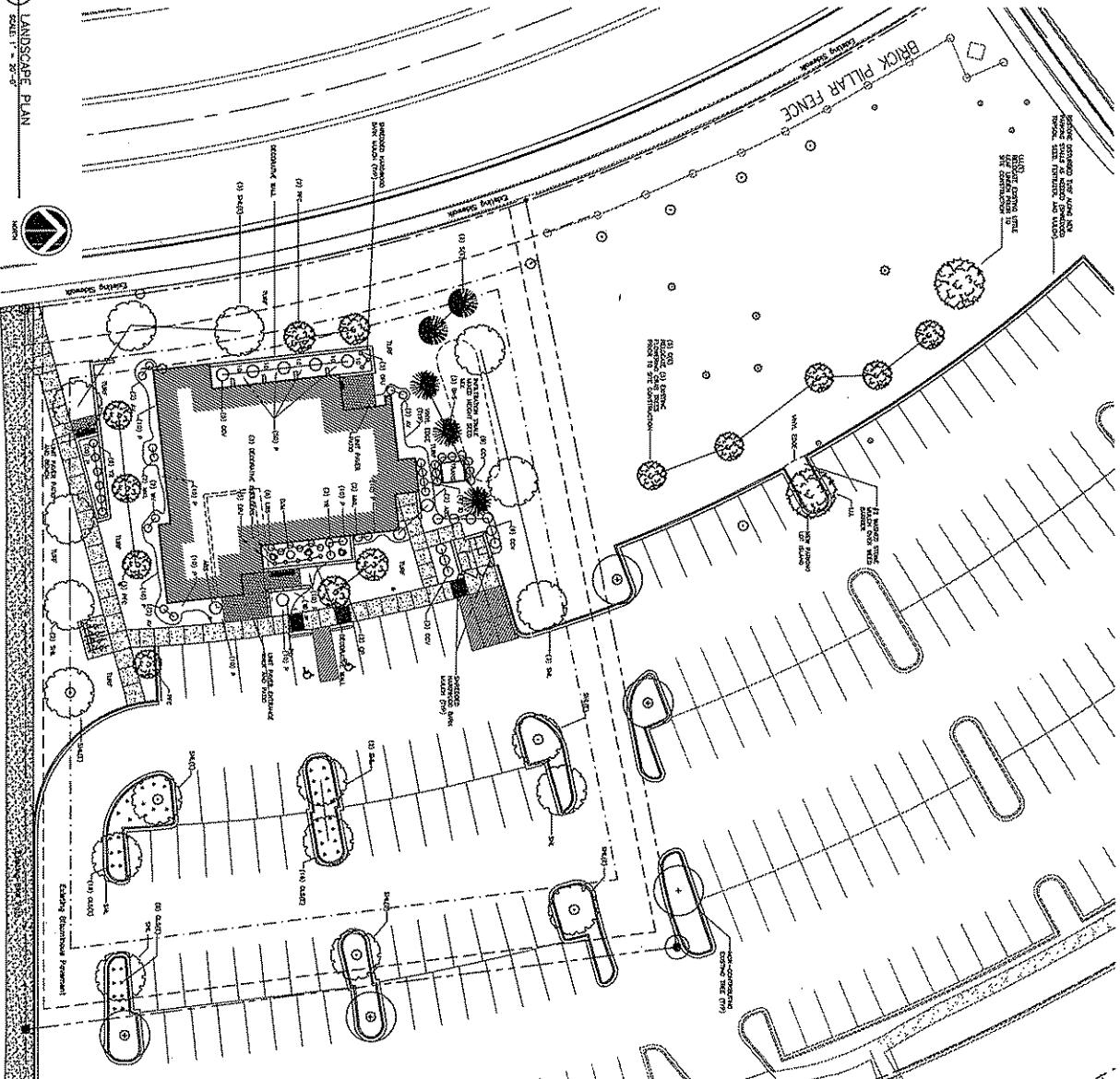


[illegible]



<p><b>BYCE &amp; WORMAN FAMILY DENTISTRY</b> 8002 Watts Road Madison, WI 53719</p> <p>The Carey Group 2801 Coho Street Madison, WI 53713</p>		<p><b>ICONICA</b> THE DESIGN GROUP</p> <p>1000 Lakeside Drive Madison, WI 53704 TEL: 608.261.1111 WWW.ICONICADSG.COM</p>															
<p><b>REVISIONS</b></p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION													<p><b>PROJECT</b></p> <p>PROJECT # 20060105</p> <p><b>SHEET NUMBER</b></p> <p>A101</p> <p>7/20/2016, J.C.</p>	<p><b>DESIGNER</b></p> <p>DESIGNER</p>
NO.	DATE	DESCRIPTION															

LANDSCAPE PLAN  
SCALE 1" = 20'-0"



**GENERAL NOTES**

1. ALL PLANTINGS SHALL BE INSTALLED BY THE END OF THE PROJECT.
2. ALL PLANTINGS SHALL BE MAINTAINED FOR A PERIOD OF 12 MONTHS AFTER INSTALLATION.
3. ALL PLANTINGS SHALL BE REPLACED IF THEY DIE OR BECOME UNHEALTHY WITHIN THE 12 MONTH PERIOD.
4. ALL PLANTINGS SHALL BE MAINTAINED TO A MATURE SIZE AND SHAPE.
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10. ALL PLANTINGS SHALL BE MAINTAINED TO A MATURE SIZE AND SHAPE.

PLANT	QUANTITY	SIZE	TYPE	ROOT
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3. MADISON LANDSCAPE POINT SCHEDULE  
SCALE: NONE

2. PLANT SCHEDULE  
SCALE: NONE

KEY	QUANTITY	SIZE	TYPE	ROOT
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100	1	12"	SHRUB	12"

**BYCE & WORMAN FAMILY DENTISTRY**  
8002 Watts Road  
Madison, WI 53719

**The Carey Group**  
2801 Ohio Street  
Madison, WI 53713

**ICONICA**  
True Design-Build

1500 South Main Street  
Madison, WI 53704

**L100**

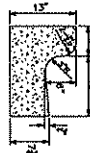
PROJECT: 20200715

SHEET NUMBER





STANDARD CONCRETE  
CURB & GUTTER



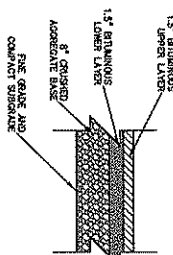
CLERK NOTES:  
LATERAL CONTRACTION JOINTS SHALL BE PLACED AT  
INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN  
LENGTH.

EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT PLAIN JOINTS ON CURBS OF 18" OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER.

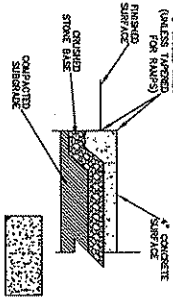
THE EXPANSION JOINT SHALL BE ONE PIECE ASPHALTIC MATERIAL, HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.

IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON MONOLITHIC, COMPACTED GRAVELLED STONE.

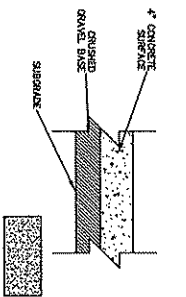
LIGHT DUTY ASPHALT  
PAVING DETAIL.



**CONCRETE EDGE WALK  
DETAIL**

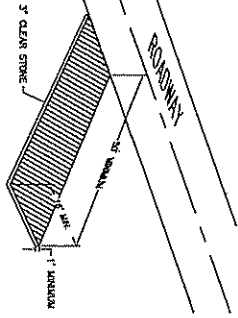


### CONCRETE WALK DETAIL

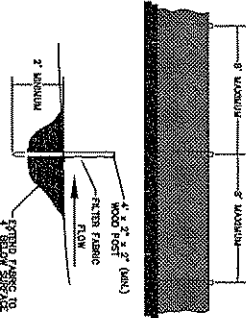


NOTE: AN EROSION CONTROL PRESENT EXTENSION SHALL BE PUT IN WITH THE CITY OF MADISON ENGINEERING DEPARTMENT PRIOR TO THE GRAVEL BASE COURSE INSTALLATION DATE INDICATED ABOVE. IF THIS DATE WILL NOT BE MET, CONTRACTOR SHALL NOTIFY ENGINEER IF AN EXTENSION IS NECESSARY.




STONE CONSTRUCTION ENTRANCE



### SILT FENCE CONSTRUCTION



LEGEND

- |  |   |
|--|---|
| <br>DRAINAGE ARROW              | 289.45 = PROPOSED SPOT ELEVATION                |
| <br>STONE CONSTRUCTION DRAINAGE | <del>272.05 = PROPOSED DRAINAGE ELEVATION</del> |
| <br>PROPOSED SILT FENCE         | <del>277.55 = PROPOSED SLOPE ELEVATION</del>    |

NOTES:  
STONE COINS

[illegible]

**CIVIL ENGINEER:**  
 **Colkins Engineering, Inc.**  
204 Engineers & Land Surveyors  
1020 Wayne Road  
Madison, WI 53705  
(608) 228-0444

BYCE &amp; WORMAN FAMILY DENTISTRY

8002 Watts Road  
Madison, WI 53719

**The Carey Group**  
2801 Como Street  
Madison, WI 53713



**ICONICA**  
True Design-Build

0401

PROJECT #: 20060376

**Schematic Design Phase:**  
This drawing indicates the scale and relationship of the project components. This drawing is not for

[illegible][illegible]

ISSUE DATES:	
DISTRICT:	
CITY:	
SCHOOL YEAR:	

BYCE

WORMA

**N FAMILY**  
2 Watts Road  
Waukesha, WI 53191

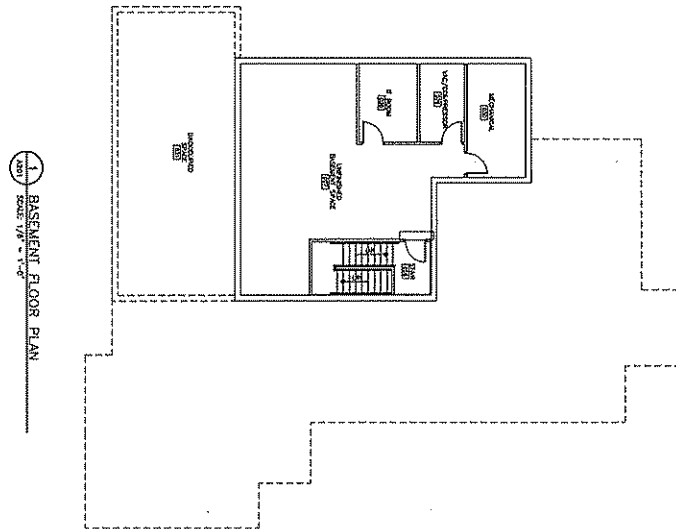
**Carey Group**  
1 Como Street  
Waukesha, WI 53193

DENTIST

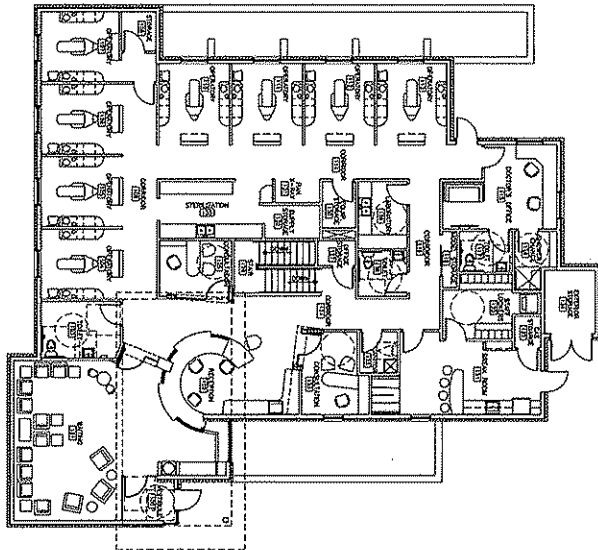
RY

**IGONICA**  
True Design-Build  
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and 60300 • 630.334.1111 • Fax 630.334.1700  
info@igonica.com





1 BASEMENT FLOOR PLAN  
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



<p><b>BYCE &amp; WORMAN FAMILY DENTISTRY</b> 8002 Waite Road Madison, WI 53719</p> <p><b>The Carey Group</b> 2801 Coho Street Madison, WI 53715</p>		<p><b>ICONICA</b> True Design-Build</p> <p>1000 University Avenue, Madison, WI 53706 P.O. Box 1000, Madison, WI 53706 Tel: 608/261-1000 Fax: 608/261-1001 www.iconicadesign-build.com</p>
<p><b>PROJECT INFORMATION</b></p> <p>Project Name: BYCE &amp; WORMAN FAMILY DENTISTRY</p> <p>Project No.: 2000010</p> <p>Sheet No.: A201</p> <p>Scale: 1/8" = 1'-0"</p> <p>Revision:</p>		



SITE PLAN

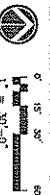
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PARKING:  
(11) NEW DENTAL OFFICE STALLS  
(20) NEW PRINCETON CLUB STALL  
GREEN SPACE: 37%

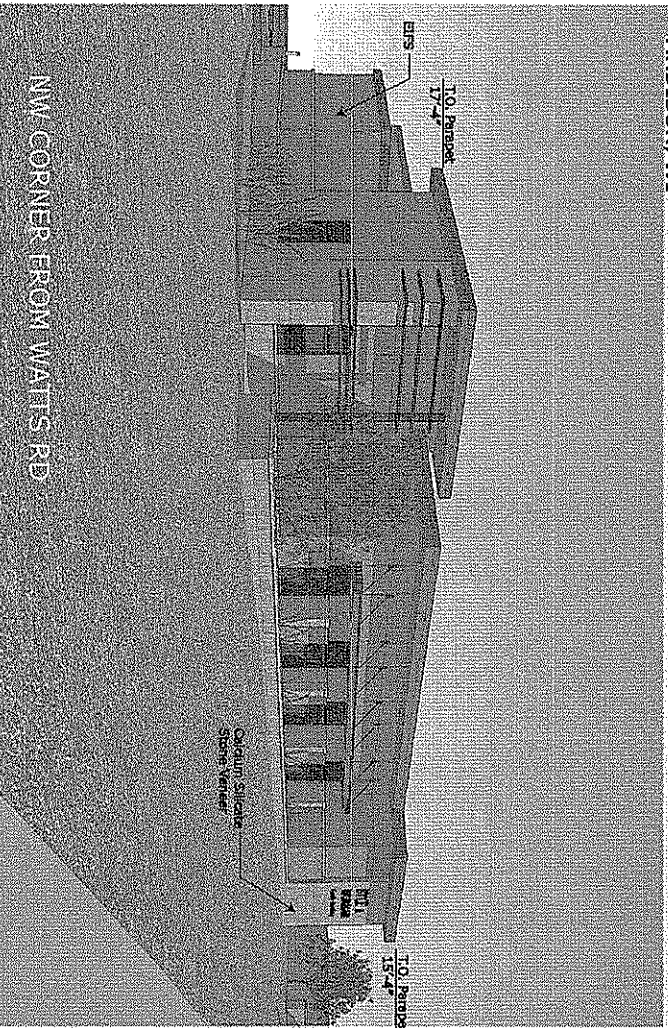
OVERALL SITE PLAN



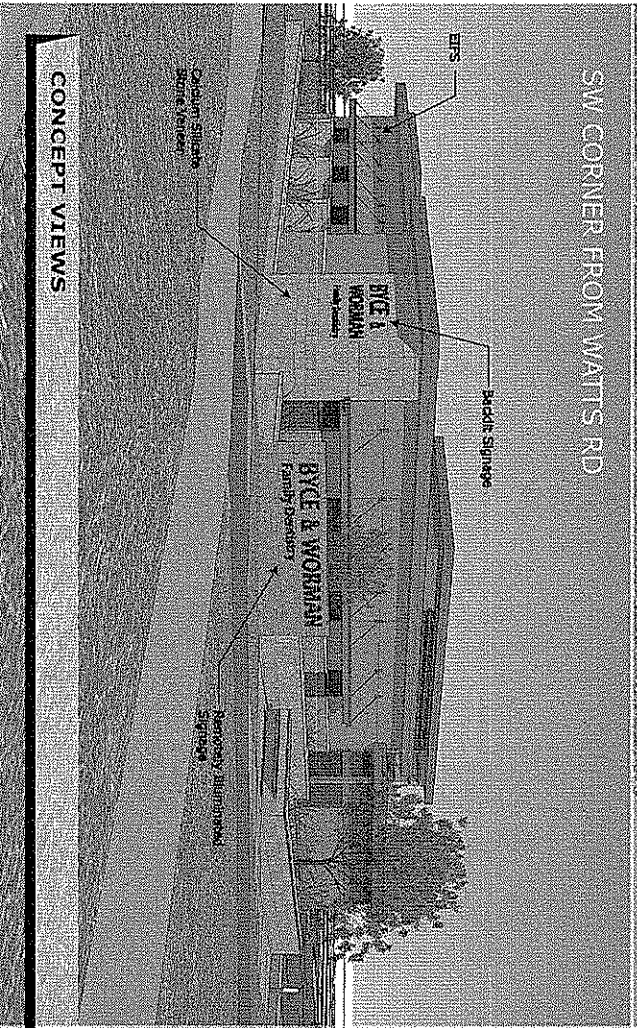
ICONICA



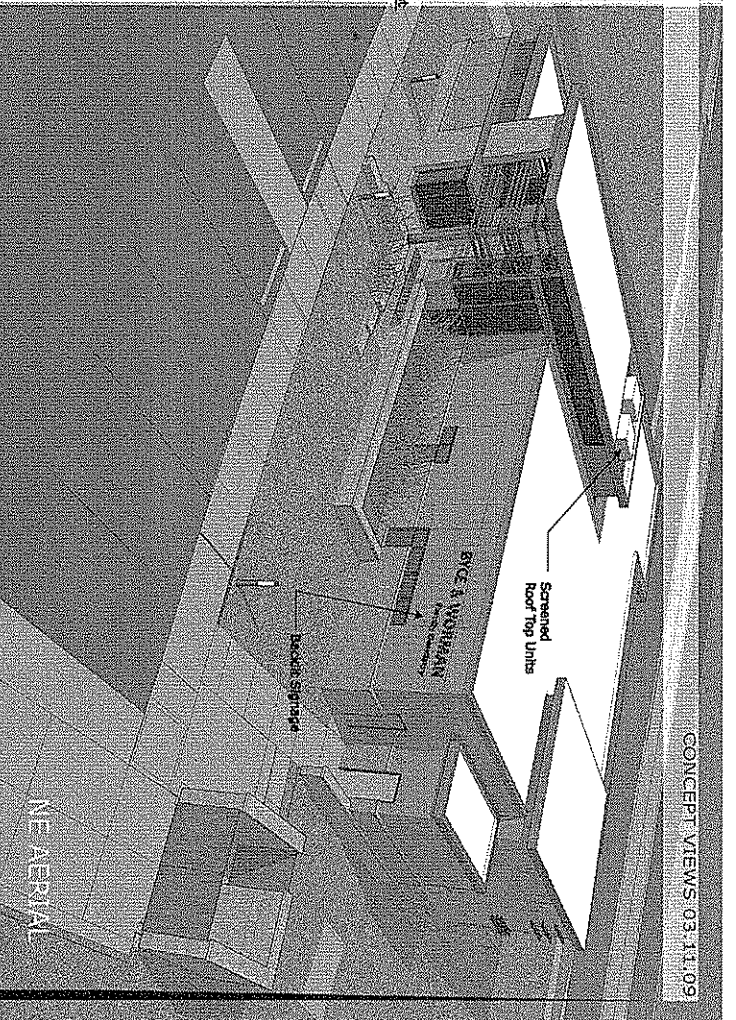




NW CORNER FROM WATTS RD



SW CORNER FROM WATTS RD



NE AERIAL



ENTRY

CONCEPT VIEWS



## PRINCETON CLUB WEST PARKING

PARKING STALLS AVAILABLE	512
PRINCETON CLUB MEMBERS (AVERAGE 4:00-5:30PM MON & WED)	(505)
NON-MEMBER GUESTS	(30)
ADD BACK SHARED TRANSPORTAION (20%)	107
PRINCETON EMPLOYEES (4-5:30PM)	(20)
TENANTS: (CUSTOMERS AND EMPLOYEES)	
UW HEALTH SPORTS MEDICINE	(35)
GHC PHYSICAL THERAPY	(15)
KIDS JUNCTION DAYCARE	(40)
JULIA GRACE SALON	(20)
OASIS DAY SPA	(10)
BEYLER CHIROPRACTIC	(5)
TRUE LASER	(5)
TOTAL VEHICLES IN EXCESS OF AVAILABLE PARKING STALLS	66

THE ABOVE PRINCETON CLUB MEMBER TOTALS ARE DERIVED FROM COMPUTERIZED CHECK - IN RECORDS OF ALL MEMBERS BETWEEN 4:00-5:30PM MON AND WED FOR THE TIME PERIOD OF JAN - MAR 2009.

THE TENANT TOTALS PROVIDED BY OWNER/MANAGER ESTIMATES OF CUSTOMER AND EMPLOYEES FOR SAME TIME PERIOD 4:00-5:00PM.

SUPPLEMENTAL PARKING INFO  
PROVIDED BY THE PRINCETON CLUB