

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____

Project # _____

03198

Action Requested

DATE SUBMITTED March 15, 2006

UDC MEETING DATE: March 22, 2006

- Informational Presentation
 Initial Approval and/or Recommendation
 Final Approval and/or Recommendation

PROJECT ADDRESS: Mid Town Road and Waldorf Blvd., Madison, Wisconsin

OWNER/DEVELOPER (Partners and/or Principals)
Veterinary Specialty Options

225 West Beltline Hwy.

Madison, Wisconsin 53713

ARCHITECT/DESIGNER/OR AGENT
Plunkett Raysich Architects, LLP

2310 Crossroads Drive, Suite 2000

Madison, Wisconsin 53718

CONTACT PERSON: Steven A. Kieckhafer, AIA

Address: Plunkett Raysich Architects, LLP
2310 Crossroads Drive, Suite 2000
Madison, Wisconsin 53718

Phone: 608/240-9900

Fax: 608/240-9690

E-Mail: skieckhafer@prarch.com

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Community Development (PRD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)

- New Construction or Exterior Remodeling in an Urban Design District*
 School, Public Building or Space
 New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 SF.
 Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District

(See Section C for:)

- R.P.S.M. Parking Variance

(See Section D for:)

- Comprehensive Design Review* (Fee required)
 Street Graphics Variance * (Fee required)
 Other _____



* Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Veterinary Surgical Options

Midtown Commons
Madison, Wisconsin

Urban Design Submittal

March 15, 2006

Milwaukee, WI ▸ Madison, WI ▸ Northbrook, IL

Partners: Kim D. Hassell, Mark C. Herr, Abie A. Khatchadourian, Scott A. Kramer, David J. Raysich, Michael H. Scherbel, Michael J. Sobczak



March 15, 2006

Urban Design Commission
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701-2985

Re: Letter of Intent --Veterinary Specialty Options

On behalf of Veterinary Specialty Options, LLC., we are pleased to submit the first SIP submittal for an informational presentation.

Applicant/Owner:

Veterinary Specialty Options	Dr. David Edinger
225 West Beltline Highway	Dr. John Silbernagel
Madison, WI 53713	Dr. Bruce Jens
Tel: (608) 661-0090	

Design Team:

Architecture:

Plunkett Raysich Architects, LLP	Steven A. Kieckhafer, AIA
2310 Crossroads Drive, Suite 2000	Daniel Becker, AIA
Madison, Wisconsin 53718	
Tel: (608)240-9900	
Fax: (608)240-9690	
skieckhafer@prarch.com	

Civil Engineering:

Calkins Engineering	Jason Sanger
5010 Voges Road	
Madison, WI 53718	
Tel: (608) 838-0444 x226	
Fax: (608) 838-0445	
jsanger@calkinsengineering.com	

Landscape Architecture:

Ziegler Design Associates	Steve Ziegler
4697 Capital View Road	MaraLee Gabler
Middleton, Wisconsin 53562	
Tel: (608) 831-5098	
Fax: (608) 831-9071	
mlgabler@yahoo.com	

Veterinary Specialty Options

PRA Project No. 05195

15 March 2006

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Development Information:

The proposed project is within Midtown Commons development, lot 90.

Project Narrative:

Freestanding two story small animal hospital of approximately 23,000 gross square feet and 10,300 net square feet. The facilities functional program consists of reception & administrative space, exam rooms and DVM work stations, diagnostic spaces, treatment and surgery spaces, ICU and recovery cages, office space, short-term animal housing and expansion space for multi-specialty veterinary practice. The specialty practice will have hours of operation between 7:00am and 6:00pm Monday through Friday. The emergency service will be open 24 hours a day, seven days per week. During daytime business hours there will be approximately 25-30 employees and 4-5 employees at other times. Patient volume during daytime business hours is anticipated to be around 25-30 per day and overnight volume will be more variable between 5-20 per day. To accommodate the staff and customer needs, 65 parking spaces are planned.

As part of the project's sustainable and LEED Certification goals, the designs of the four sides of the building uniquely respond to the differing sun and wind patterns presented by the four geographic quadrants. Introduction of natural light to the building's internal spaces, along with careful selection of interior finishes and building systems enhances the quality of the work environment and promotes a sense of healing and wellbeing. The parking spaces are provided as part of a site development that incorporates alternative storm water management techniques such as bio-swales, rain gardens and infiltration basins planted with native plant species.

The project has been planned for the anticipated future needs of a Phase II, which would add a two-story structure to the north and west of the proposed building, it would be similar in form and architecture. To accommodate additional parking, a lot will be constructed to the north of the shared access drive.

Project Schedule:

Planning and design, January- March, 2006

Approval process, March-April, 2006

Documents, March-July, 2006

Construction, July 2006

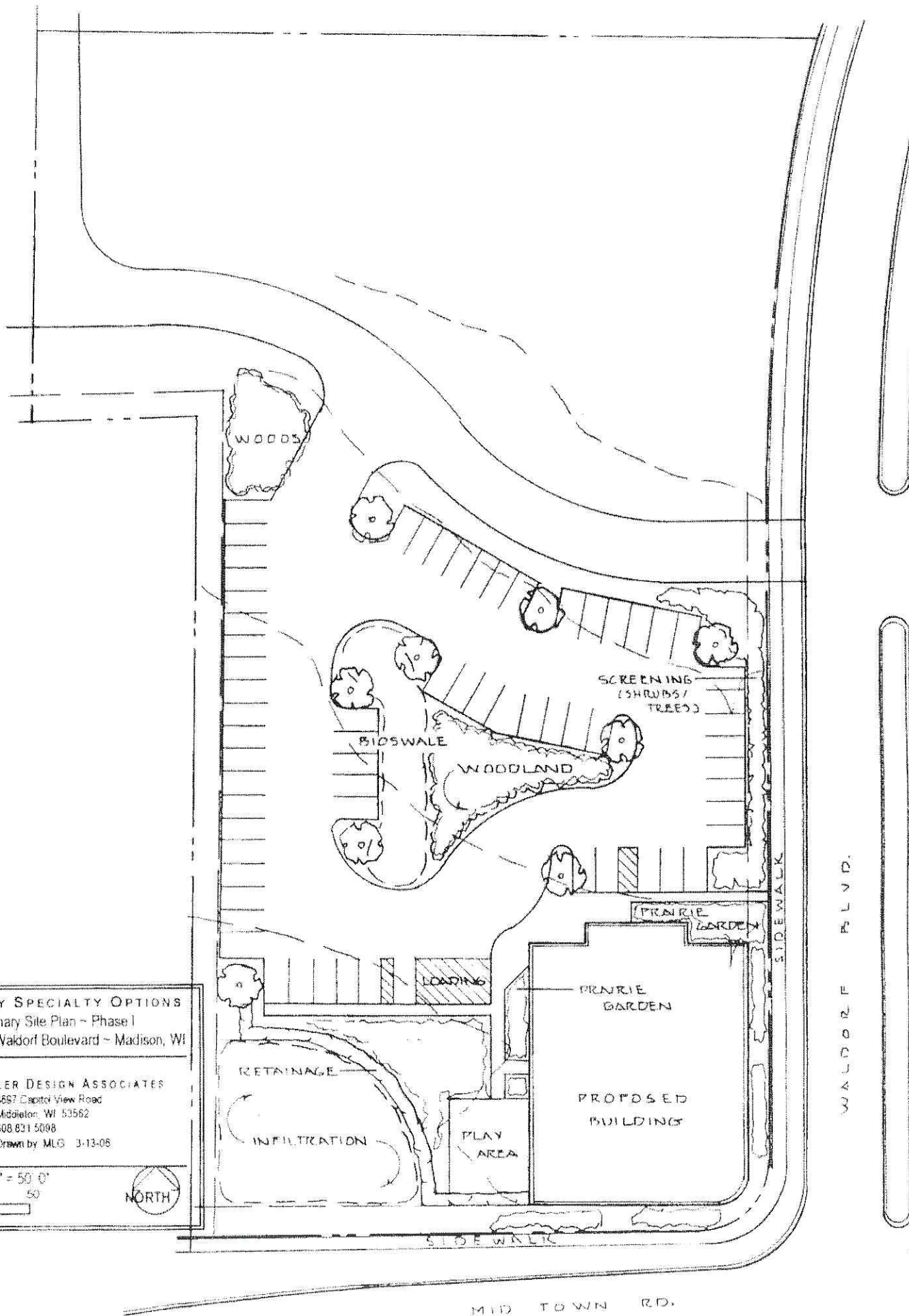
Respectively Submitted,
Steven A. Kieckhafer, AIA

VETERINARY SPECIALTY OPTIONS
Preliminary Site Plan - Phase I
Midtown Road/Waldorf Boulevard - Madison, WI

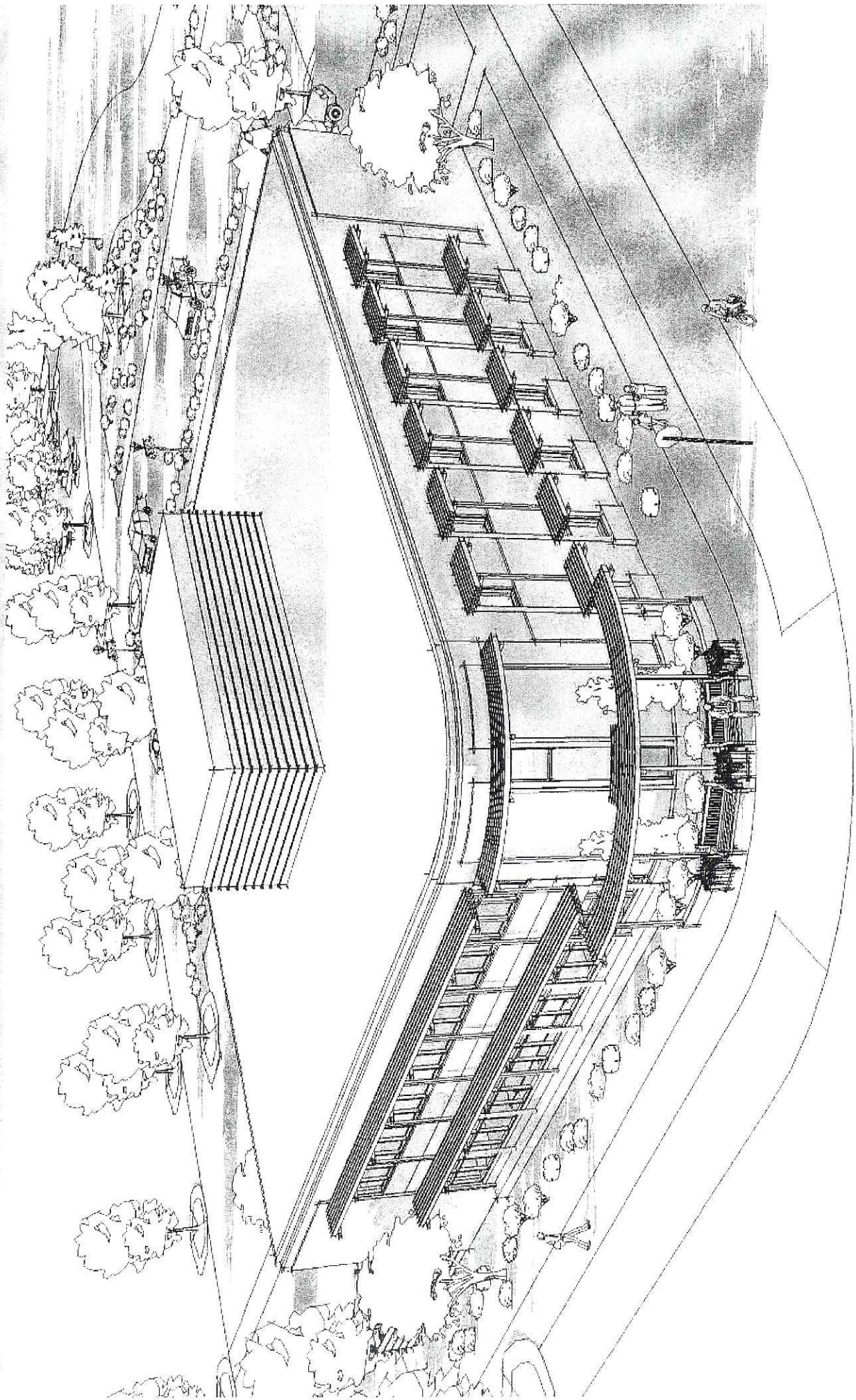


ZIEGLER DESIGN ASSOCIATES
4697 Capitol View Road
Middleton, WI 53562
608.831.5098
Drawn by MLG 3-13-06

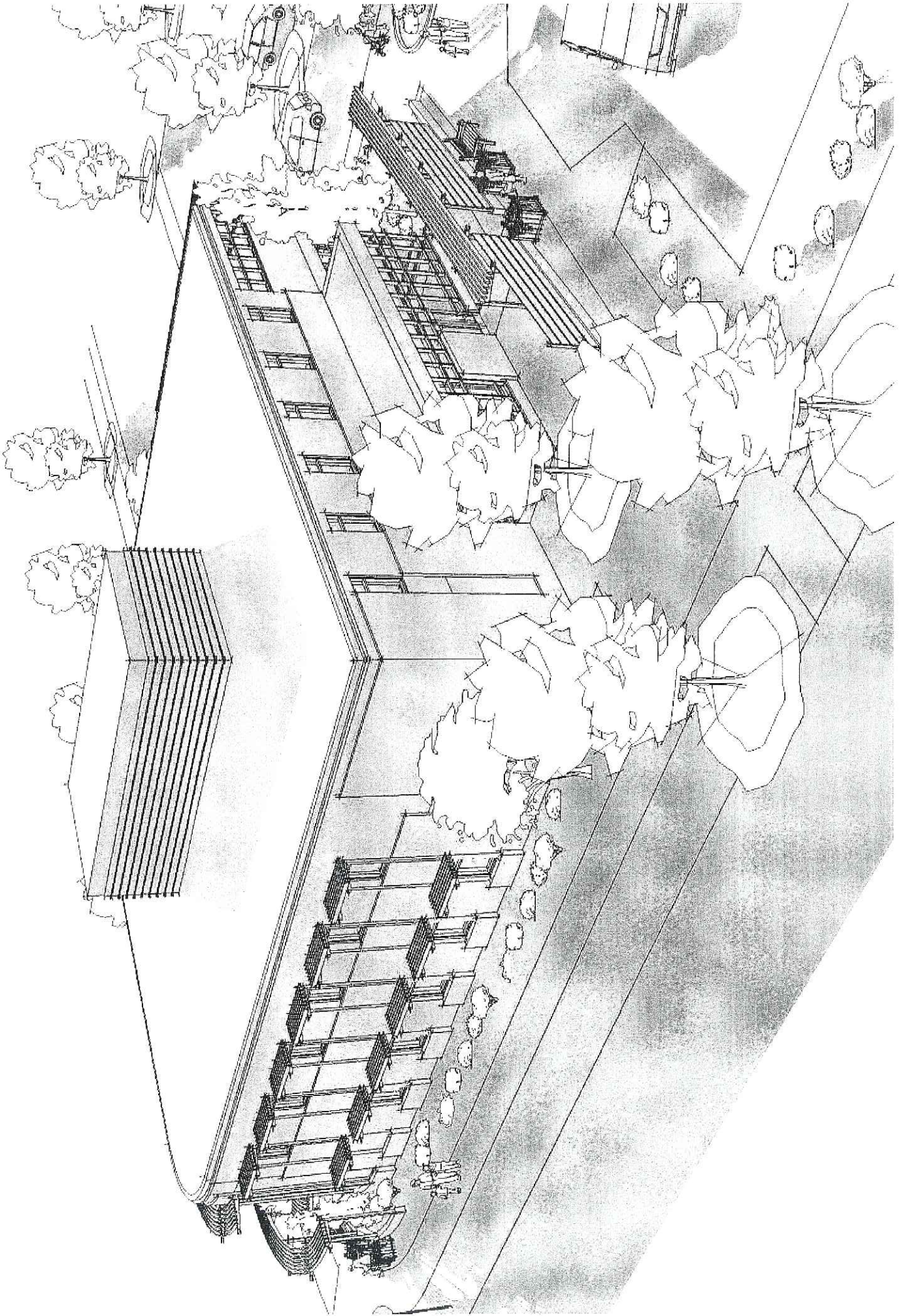
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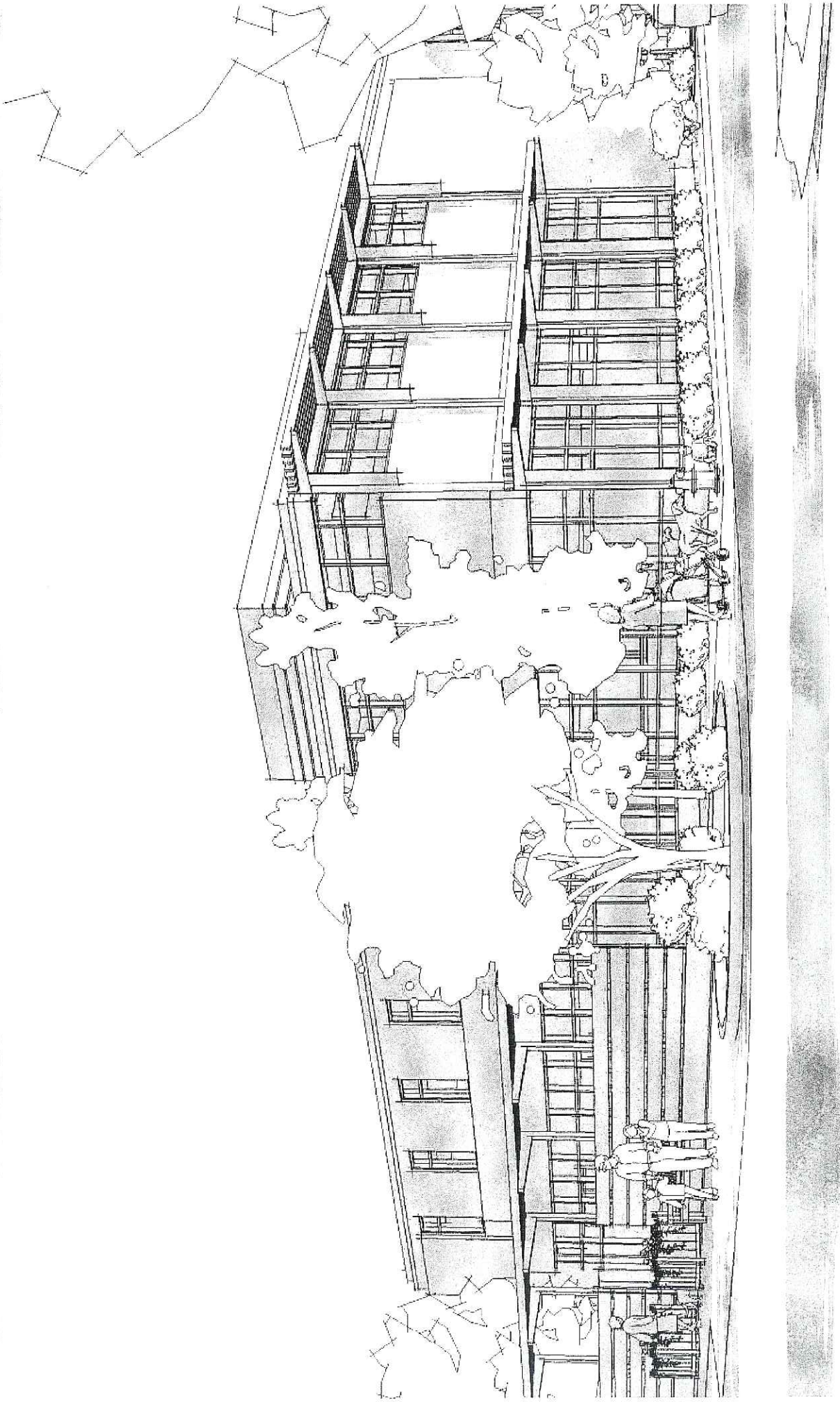
Southwest View

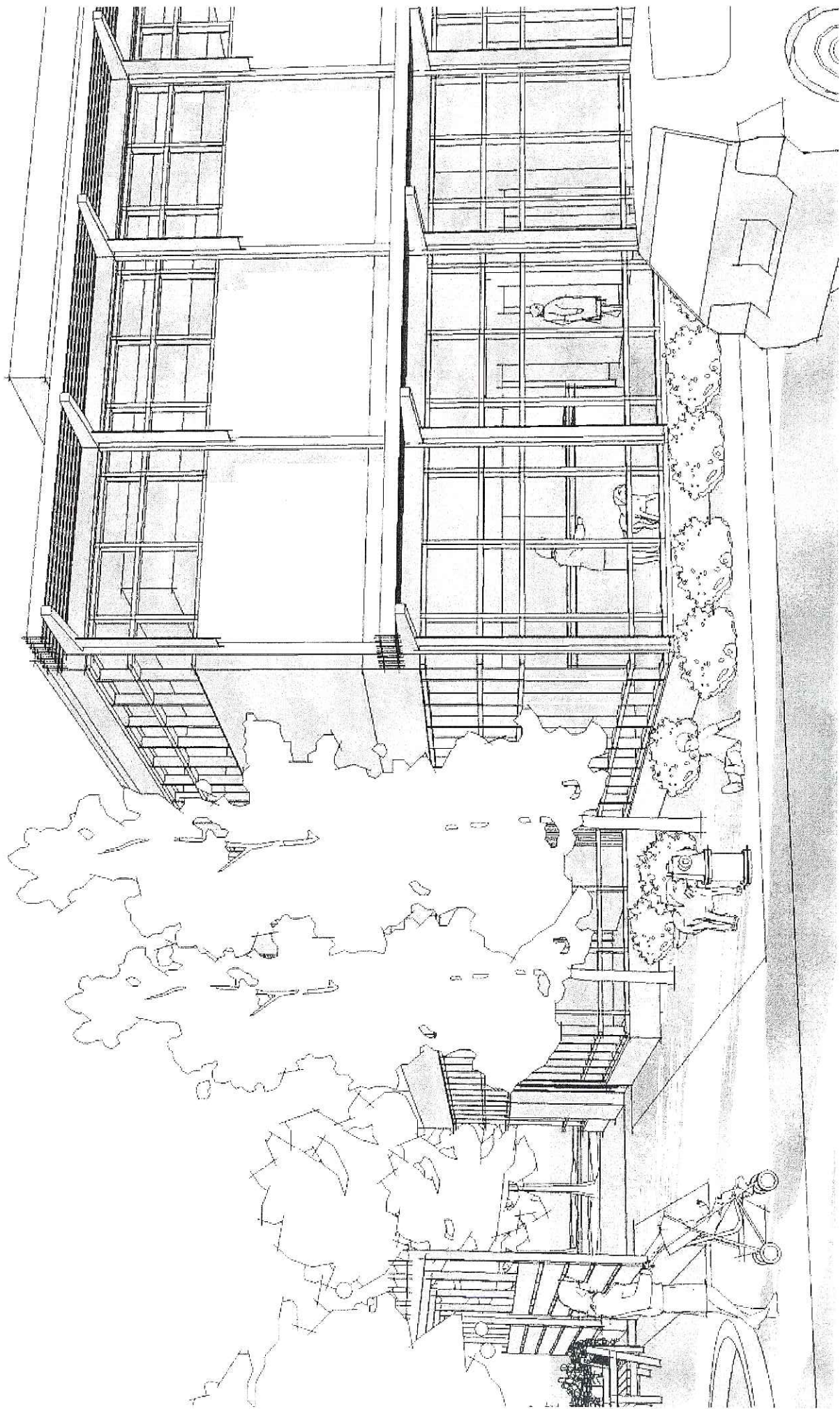


Southeast View



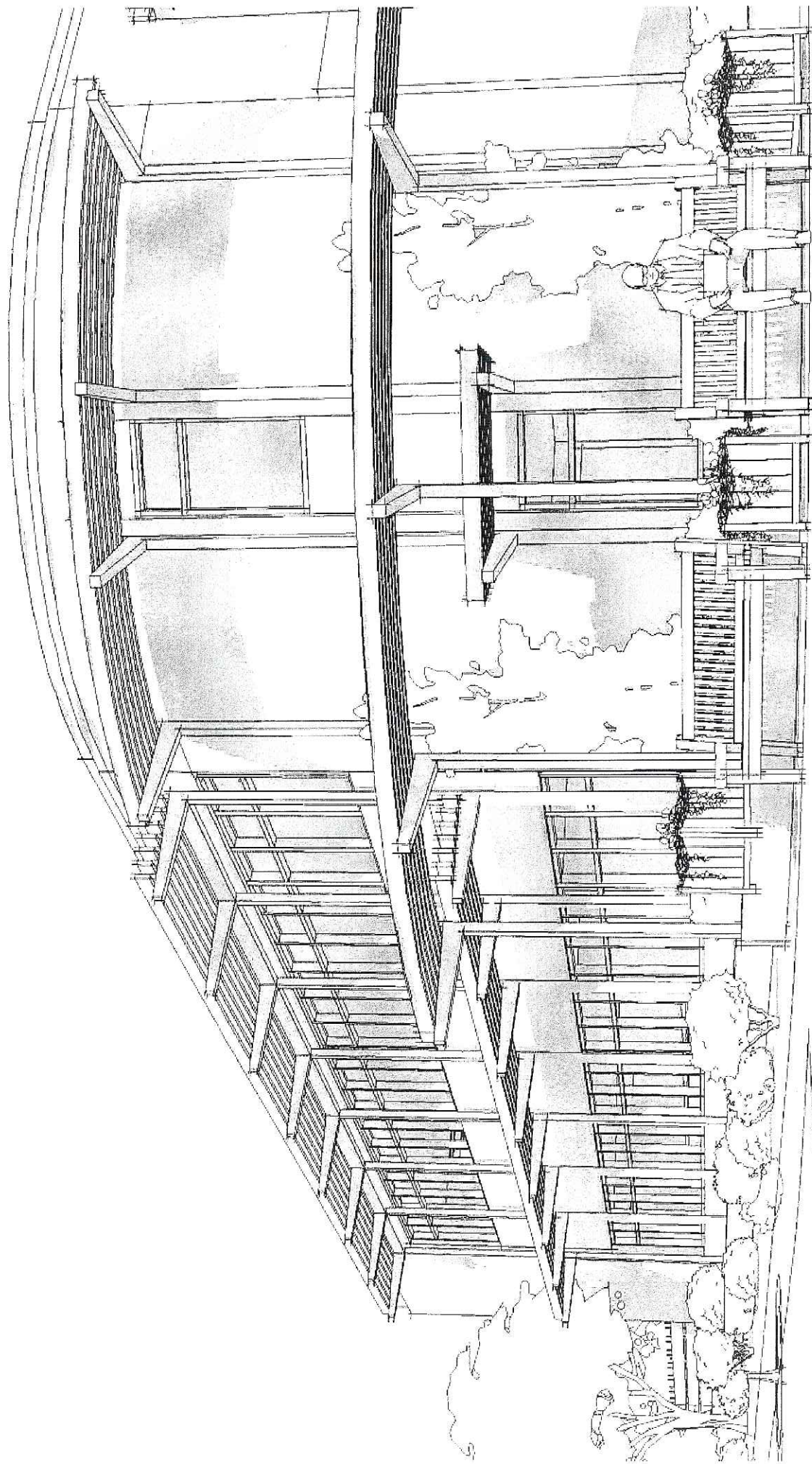
Entry View



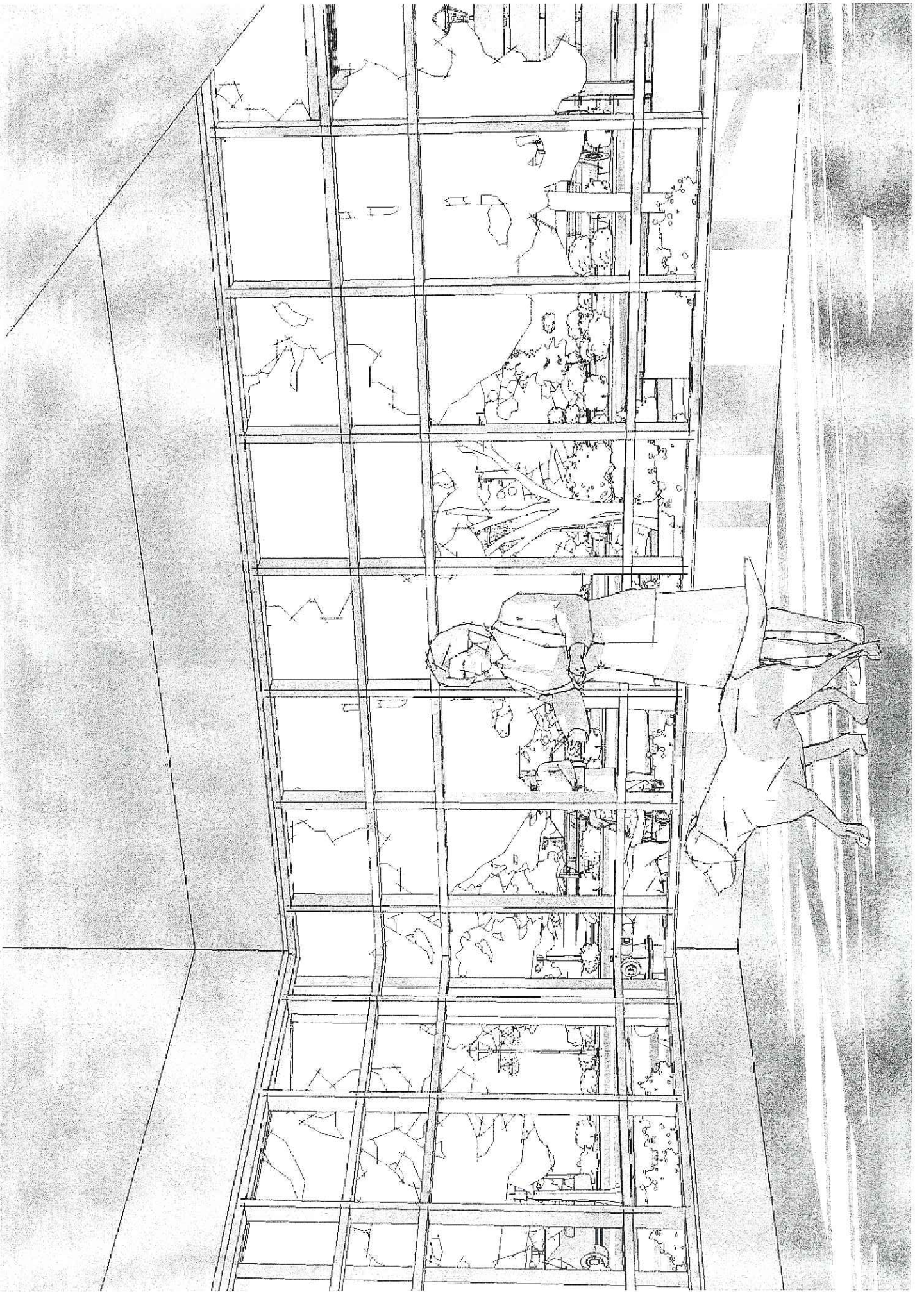


Lobby View

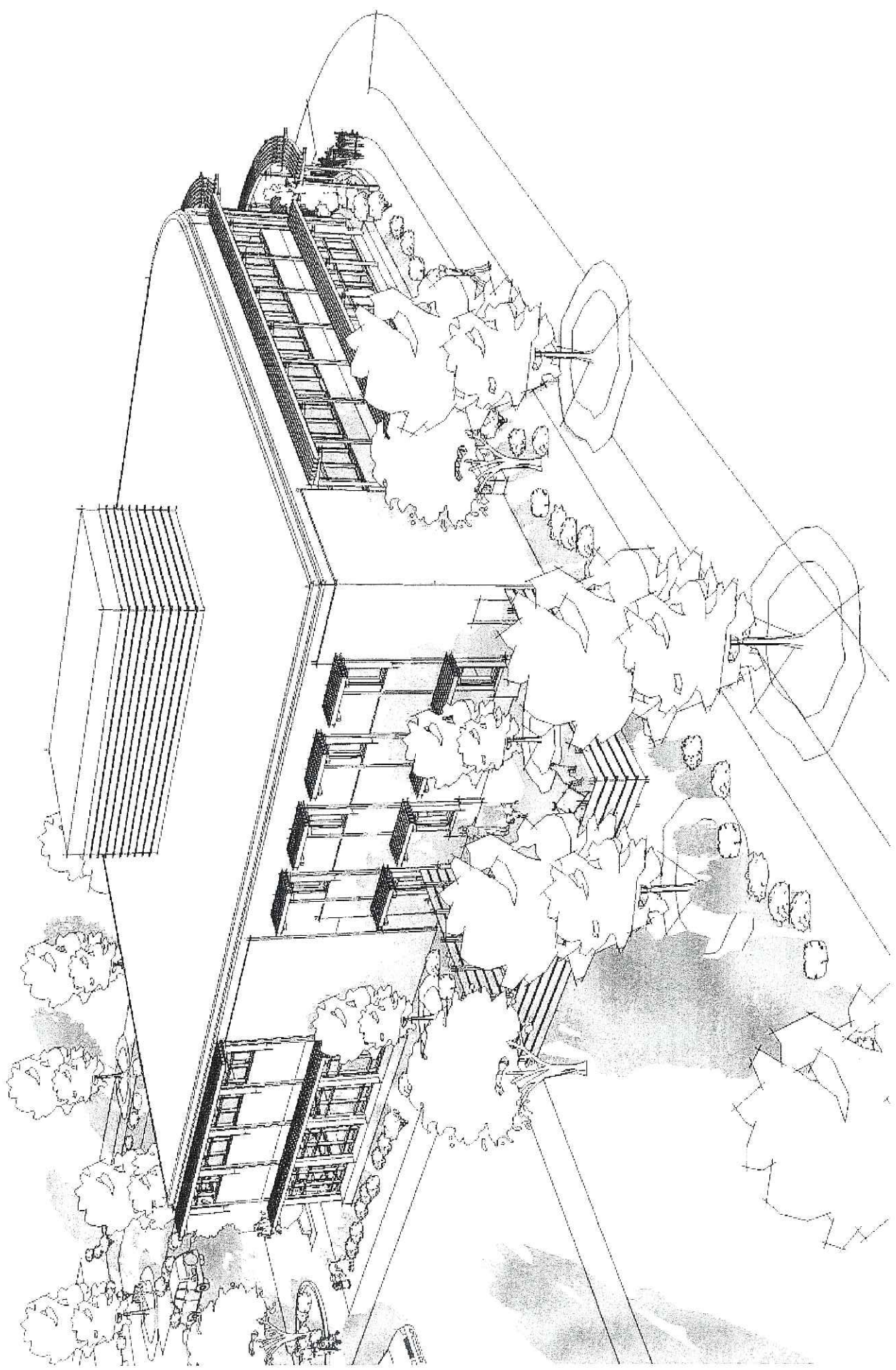
Corner View



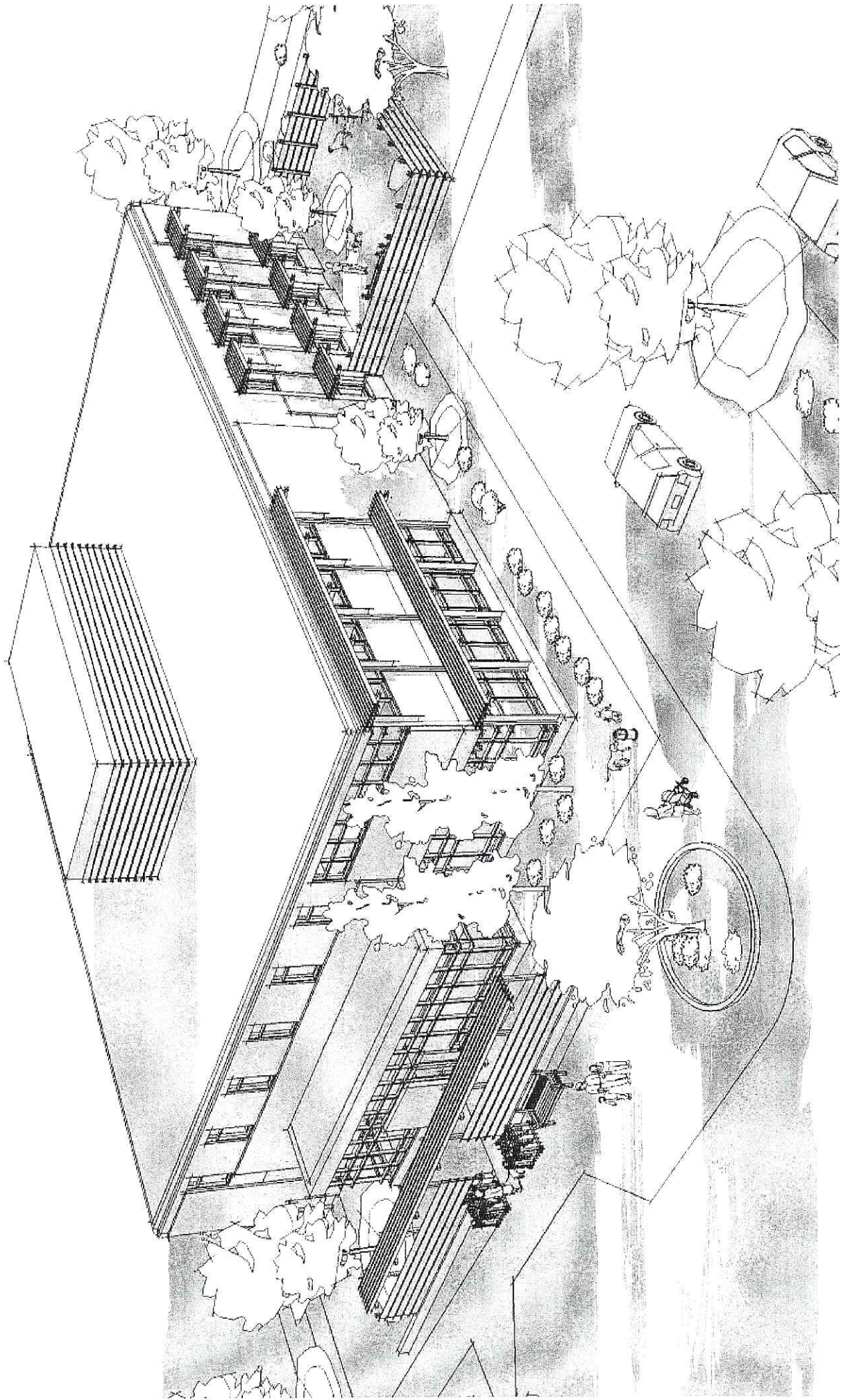
Lobby Interior



Northeast View

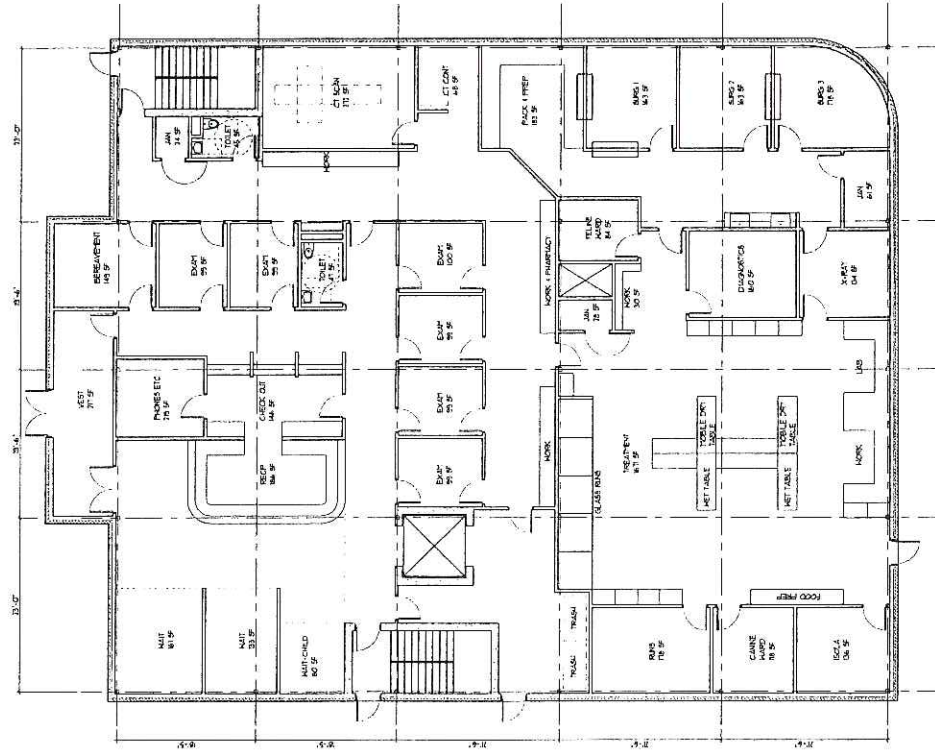


Southeast View

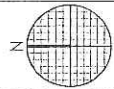


VETERINARY SPECIALTY OPTIONS

MADISON, WI



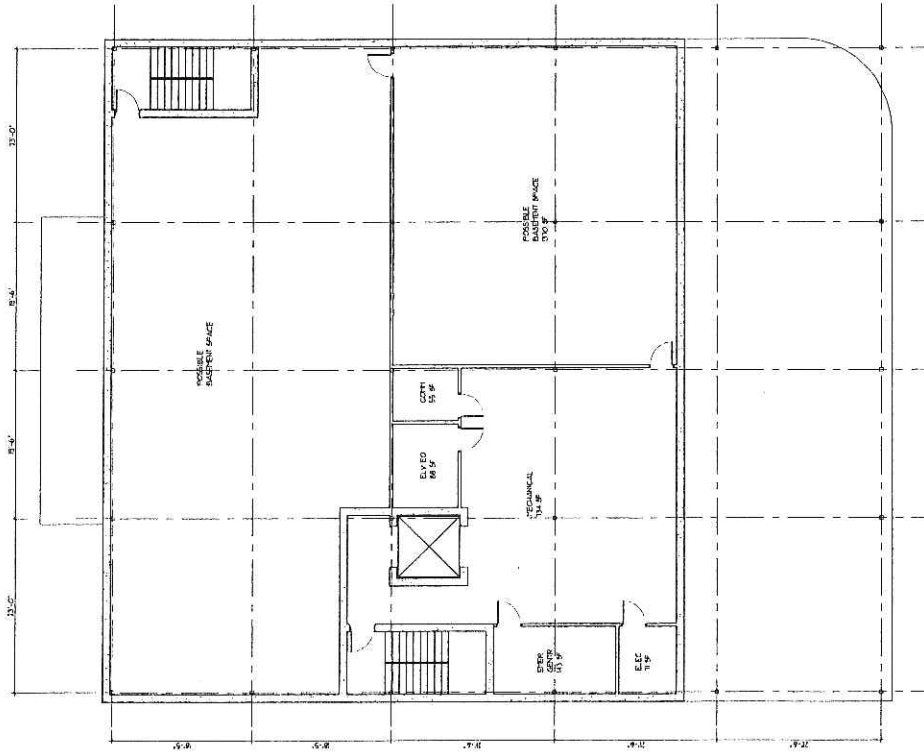
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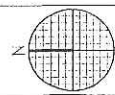
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VETERINARY SPECIALTY OPTIONS

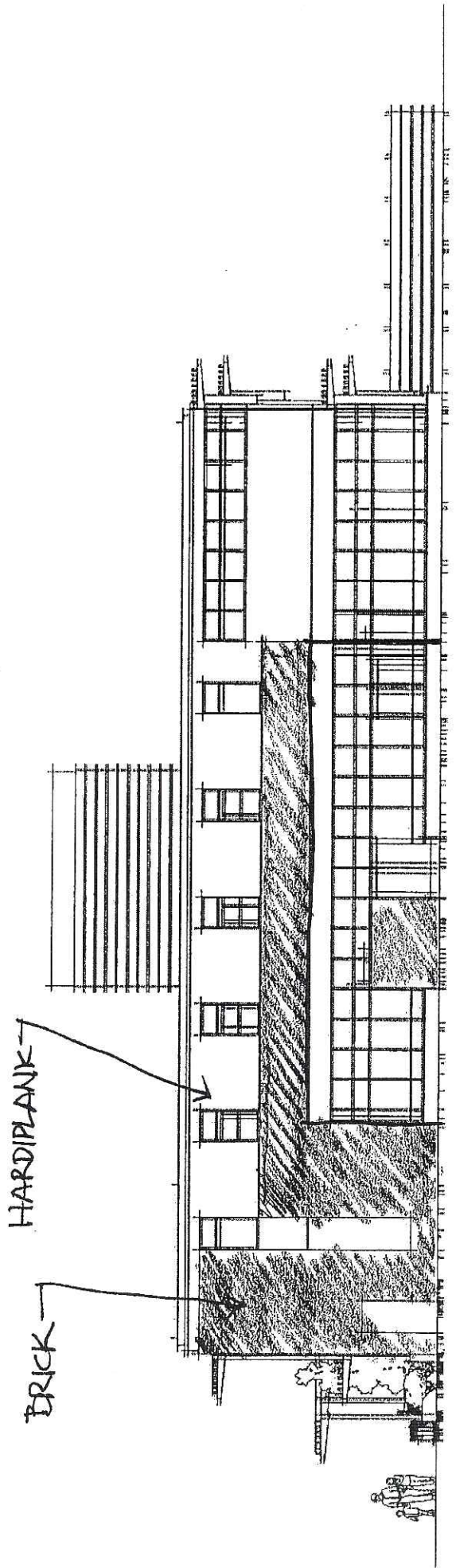
MADISON, WI



BASEMENT PLAN



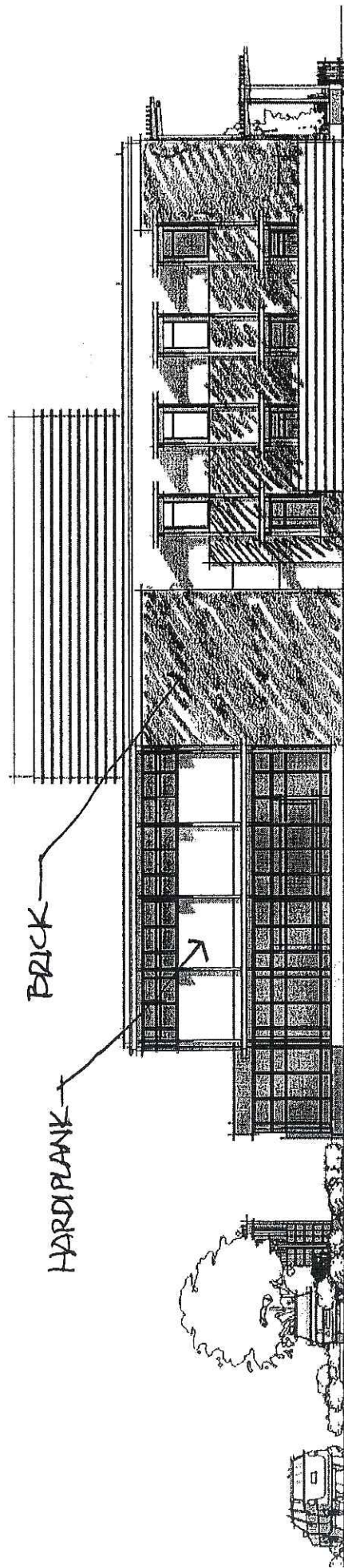
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NORTH

2/8/06

#05195



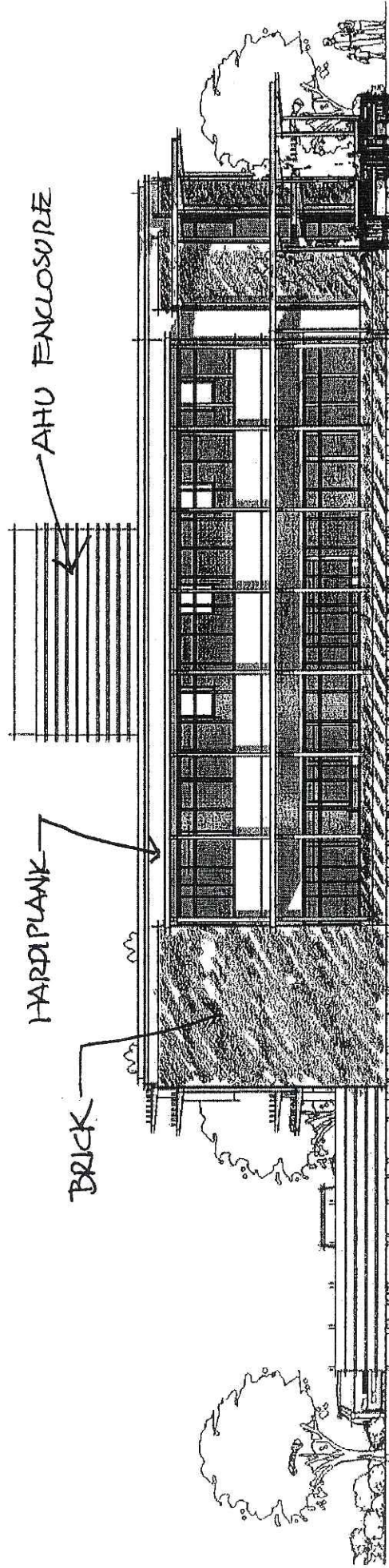
WEST
2/8/06
#05195

HVAC

AHU ENCLOSURE

HARDPLANK

BRICK



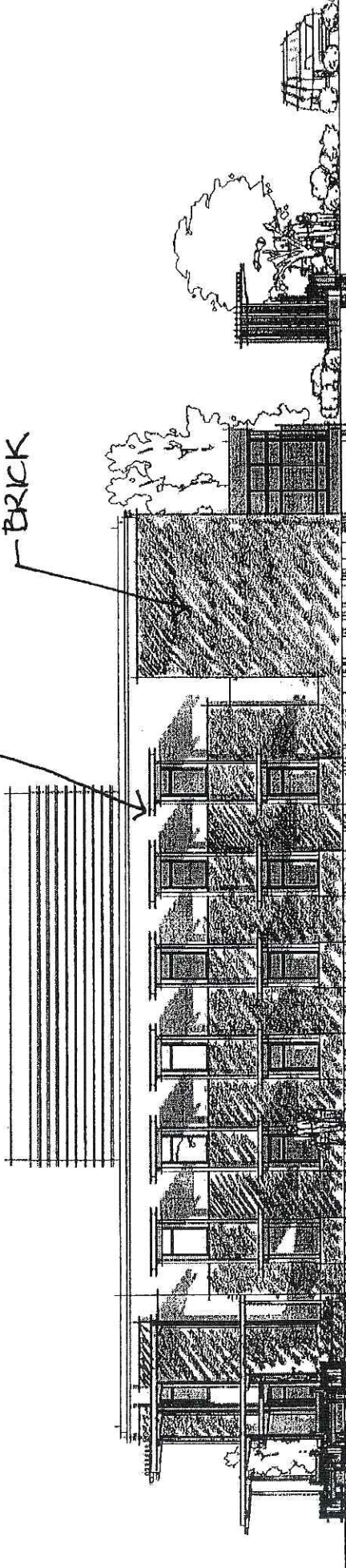
SOUTH

2/8/06

#05195

HARDIPLANK

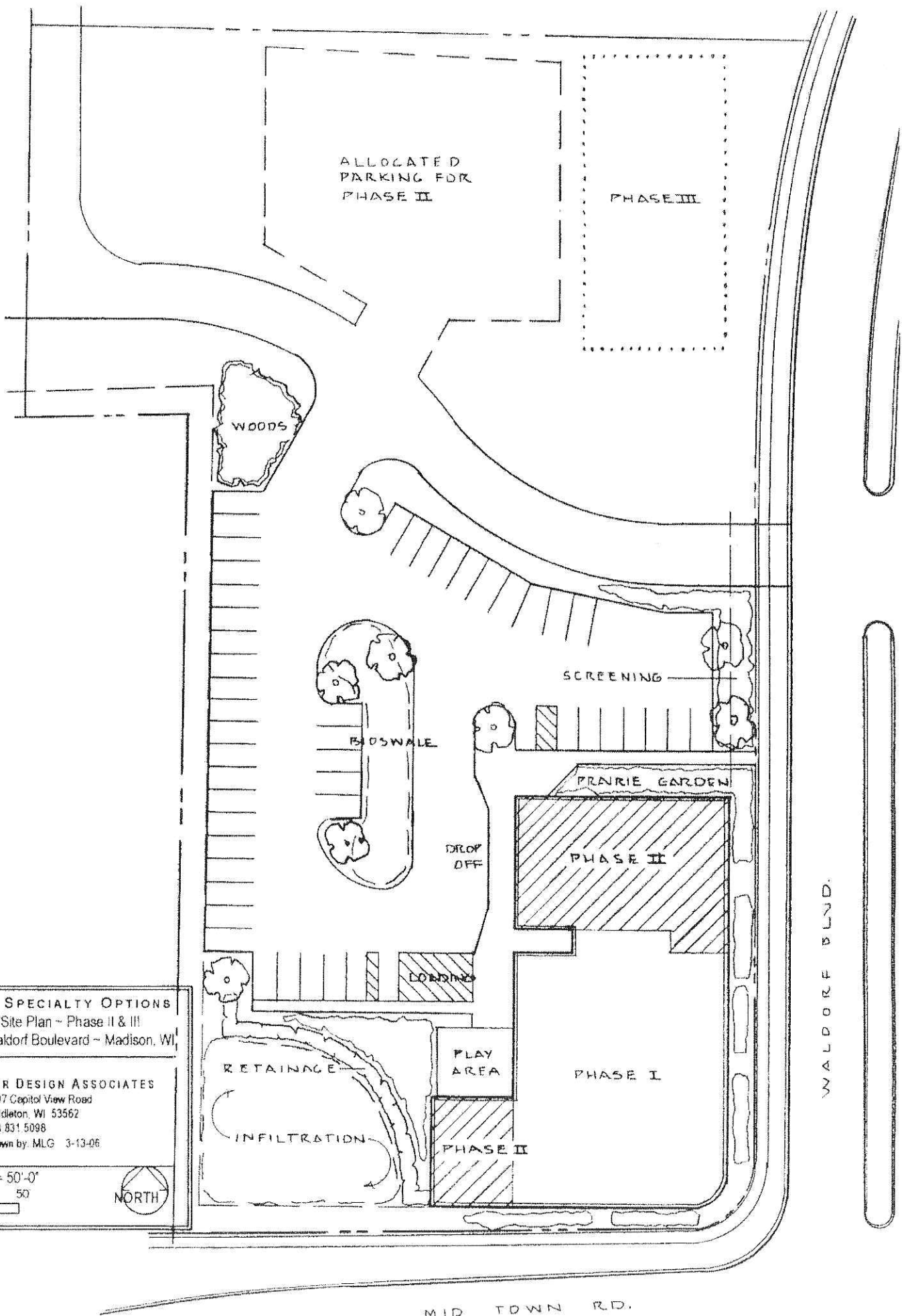
BRICK



EAST

2/8/06

#05195



VETERINARY SPECIALTY OPTIONS
 Preliminary Site Plan ~ Phase II & III
 Midtown Road/Waldorf Boulevard ~ Madison, WI

 ZIEGLER DESIGN ASSOCIATES
 4697 Capitol View Road
 Middleton, WI 53562
 808.831.5098
 Drawn by: MLG 3-13-06

Drawing Scale: 1" = 50'-0"
 0 25' 50'



MID TOWN RD.

WALDORF BLVD.