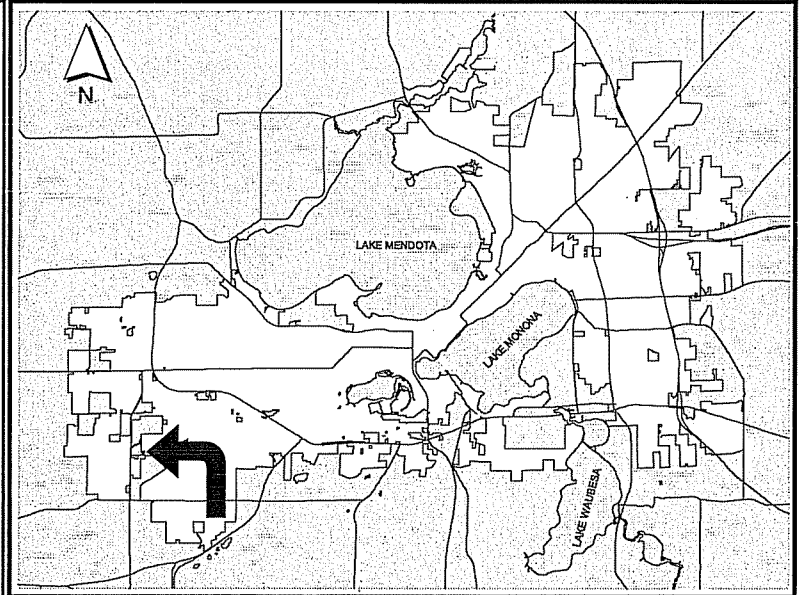


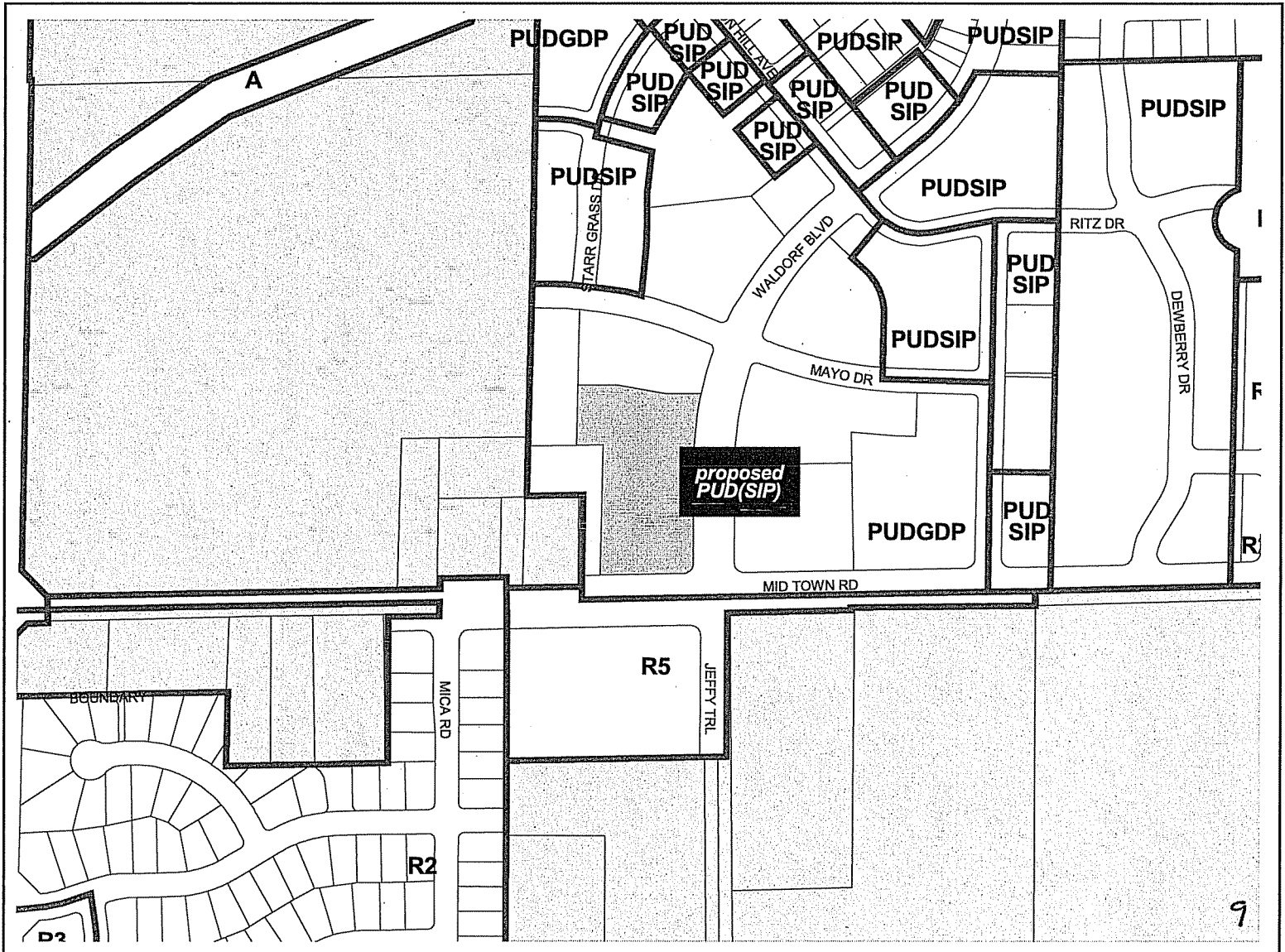
CITY OF MADISON

Proposed Rezoning

Location: 8202 Mid Town Road
Applicant: Peter Frautchi - WC Development Corp/
Steve Kieckhafer - Plunkett Raysich Architects
From PUD(GDP) District(s)
To PUD(SIP) District(s)
Existing Use: Vacant Lot
Proposed Use: Veterinary Clinic
File No. _____
Public Hearing Dates:
Plan Commission 10 July 2006
Common Council 18 July 2006



For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635

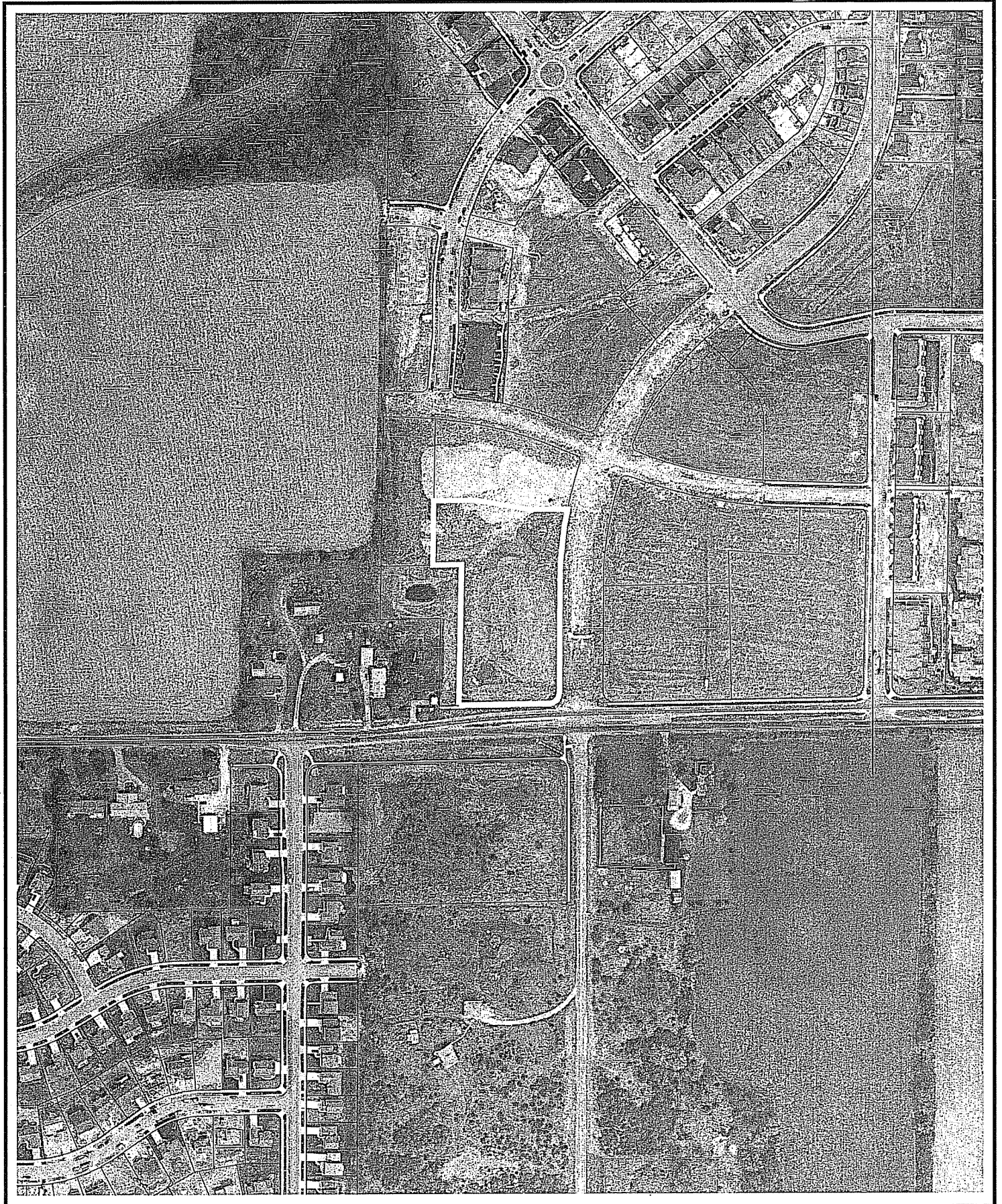


8202 Mid Town Road

100 0 100 Feet



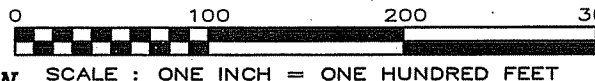
Date of Aerial Photography - April 2003



CERTIFIED SURVEY MAP

LOT 90, SECOND ADDITION TO MID TOWN COMMONS, AS RECORDED IN VOLUME 58-076A OF PLATS, ON PAGES 383-384, AS DOCUMENT NUMBER 4064709, DANE COUNTY REGISTRY, ALSO LOCATED IN THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

**FIRST
ADD. TO
MID TOWN
56
COMMONS**



- NOTES:**
1. See sheet 2 for existing easements.
 2. See sheet 3 for new easements.
 3. See sheet 4 for additional notes, legend, curve & line tables, and additional notes.

**SECOND ADD. TO
89
MAYO DRIVE
92
MID TOWN
COMMONS**

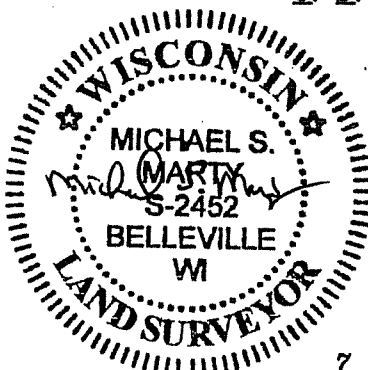
NORTH

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY)

**SECOND ADD.
91**

1
55972 sf
1.2849 Acres

2
115000 sf
2.6400 Acres



April 25th, 2006

C. S. M.

7192

MID TOWN ROAD

STONE CREST

**96
COMMONS
97
MID TOWN
92
SECOND ADD.
WALDORF BLVD.
51'**

NE Cor.
Sec. 03-06-08
Damaged Conc.
Mon. Found

9

S. 1/4 Cor. Sec. 34-07-08
Aluminum Mon. Found
WCCS Coords. per City of Madison
N=467046.24; E=781342.52

SF Cor. Sec. 34-07-08

**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
- 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 \$ 1200⁰⁶ Receipt No. 70166
Date Received 4.26.06
Received By RTT
Parcel No. 0708-344-2401-5
Aldermanic District 1, Jed Sauborn
GQ OK
Zoning District PUDSIP
For Complete Submittal
Application Letter of Intent
IDUP N/A Legal Descript.
Plan Sets Zoning Text
Alder Notification Waiver _____
Ngrbrhd. Assn Not. N/A Waiver _____
Date Sign Issued Arrived by Express

1. Project Address: 8202 Middtown Rd ~~Mid Town Road & Walden Blvd.~~ **Project Area in Acres:** 2.64
Project Title (if any): Veterinary Specialty Options

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)

<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input checked="" type="checkbox"/> 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: Veterinary Specialty Options Company: Veterinary Specialty Options
Street Address: 225 West Beltline Highway City/State: Madison, WI Zip: 53713
Telephone: (608) 661-0090 Fax: () Email: dedinger@animalrepair.com

Project Contact Person: JOSH JOHNSON Company: THE RENSCHLER COMPANY, INC.
Street Address: THREE POINT PLACE City/State: Madison, WI Zip: 53719
Telephone: (608) 833-2321 Fax: (608) 833-7964 Email: JOSHJO@RENSCHLER.COM

Property Owner (if not applicant): Peter Frautschi-Community By Design W.C. DEVELOPMENT CORP
Street Address: 3553 University Avenue City/State: Madison, WI Zip: 53705
625 N. SEGUE RD #101

4. Project Information:

Provide a general description of the project and all proposed uses of the site: New Veterinary Specialty Options 9
facility including new building, parking, and landscaping.

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 1/2 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: \$ 1,200 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. 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 Midtown Commons Plan, which recommends:
Commercial/Mixed Use 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:
Jed Sanborn 2-15-2006

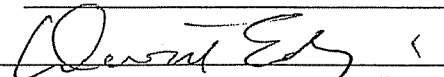
If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

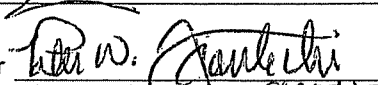
Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner Peter Olson Date 4-19-2006 | Zoning Staff Al Martin Date _____

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

Printed Name David Edinger Date 4-26-2006 9

Signature  Relation to Property Owner _____

Authorizing Signature of Property Owner  Date 4-25-06
W.C. DEVELOPMENT CORP.

May 31, 2006

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

Re: Letter of Intent – Veterinary Specialty Options
Final Approval Application

Applicant/Owner:

Veterinary Specialty Options
225 West Beltline Highway
Madison, WI 53713
Tel: (608) 661-0090

Dr. David Edinger
Dr. John Silbernagel
Dr. Bruce Jens

Design Team:

Architecture:

The Renschler Company
Three Point Place
Madison, WI 53719-2848
Tel: (608) 833-2321
Fax: (608) 833-7964
joshj@renschler.com
kyled@renschler.com

Josh Johnson, AIA
Kyle Dumbleton

Civil Engineering:

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

Jason Sanger

Landscape Architecture:

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

Steve Ziegler
MaraLee Gabler

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 and administrative space, exam rooms and DVM workstations, 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 2 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, 59 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.

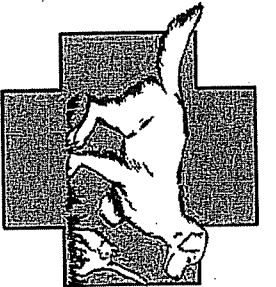
Narrative by Steven A. Kieckhafer, AIA

Project Schedule:

Planning and design, May – June 2006
Approval process, June 2006
Documents, June – July 2006
Construction, July 2006



VETERINARY SPECIALTY OPTIONS, INC.



Mid Town Road & Waldorf Drive

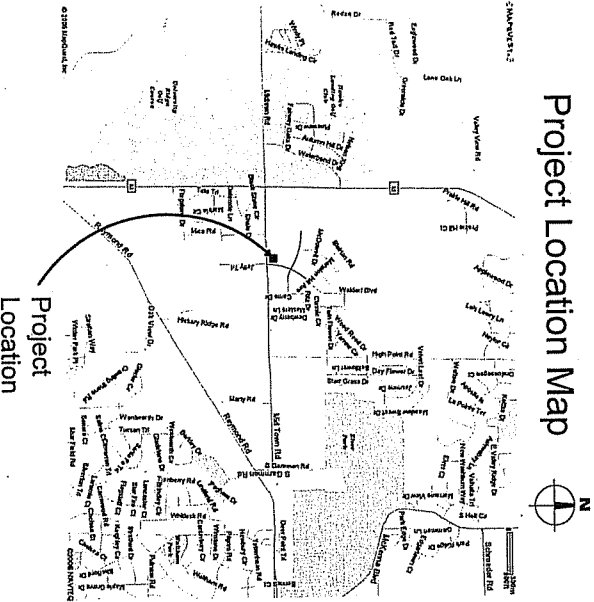
Madison, Wisconsin.

PROPOSED BUILDING

Project Number: 06-0664

Renschler
The Renschler Company, Inc.
1700 Park Street
Madison, Wisconsin 53710
Phone: 608-831-2421
Fax: 608-831-7884
Integrating Building Design and Construction Services

Project Location Map



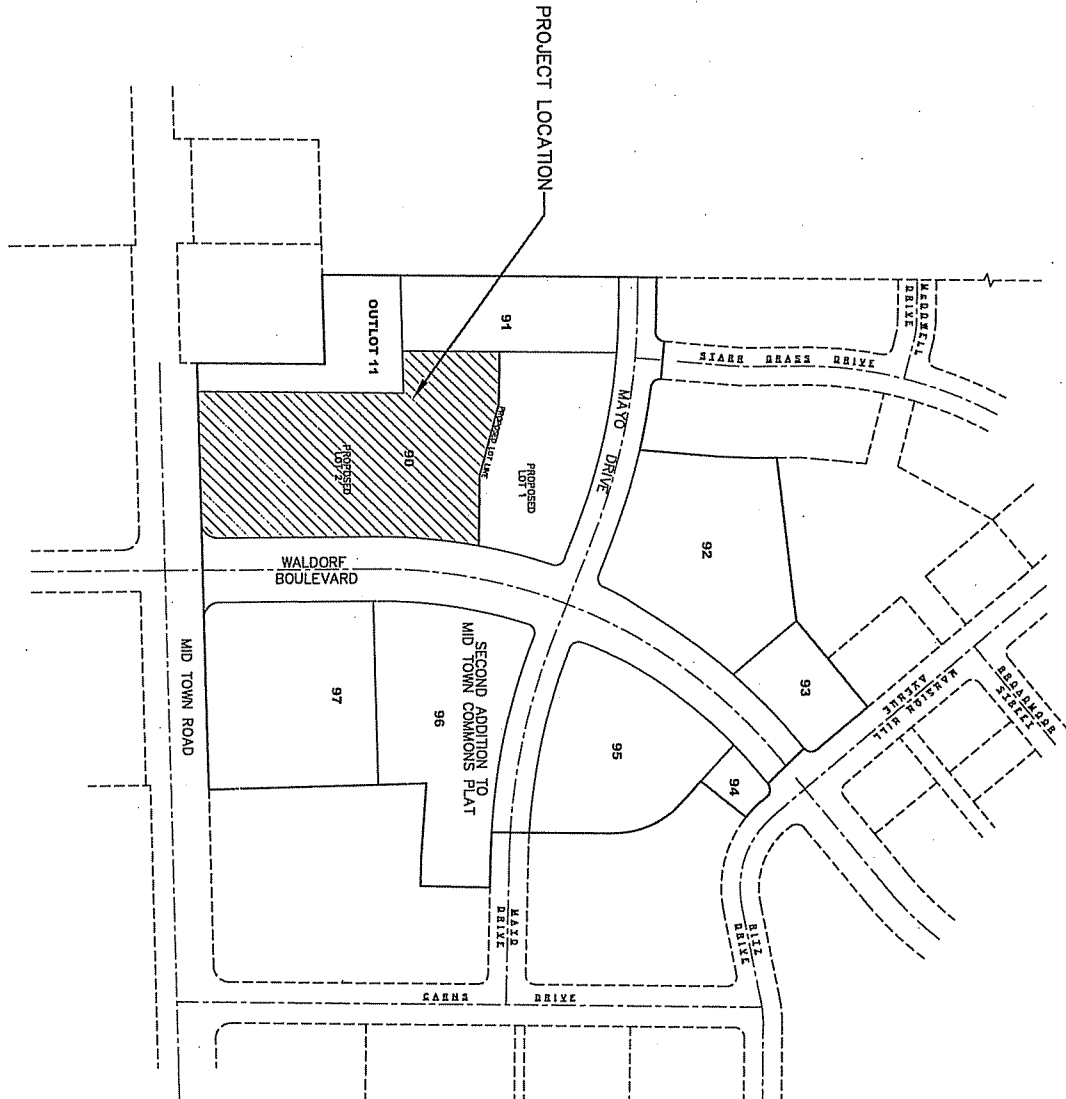
Drawing Index

- 000 TITLE SHEET
- C1.1 OVERALL SITE MAP
- C1.2 SITE PLAN EROSION CONTROL, AND UTILITY PLAN
- C1.3 SITE PLAN
- C1.4 SITE LIGHTING PLAN
- LS1 LANDSCAPE PLAN
- A1.0 BASEMENT FLOOR PLAN
- A1.1 FIRST FLOOR PLAN
- A1.2 SECOND FLOOR PLAN
- A2.0 EXTERIOR ELEVATIONS
- SOUTHEAST PERSPECTIVE
- ENTRY PERSPECTIVE

Project Team

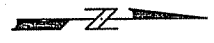
- Civil Engineer**
Calkins Engineering, LLC
Phone: 608-838-0444
Fax: 608-838-0445
- Landscape Design**
Ziegler Design Associates
Phone: 608-831-5098
Fax: 608-831-5071
- Electrical Engineering**
Czamecki Engineering, Inc.
Phone: 262-591-1010
Fax: 262-591-1534

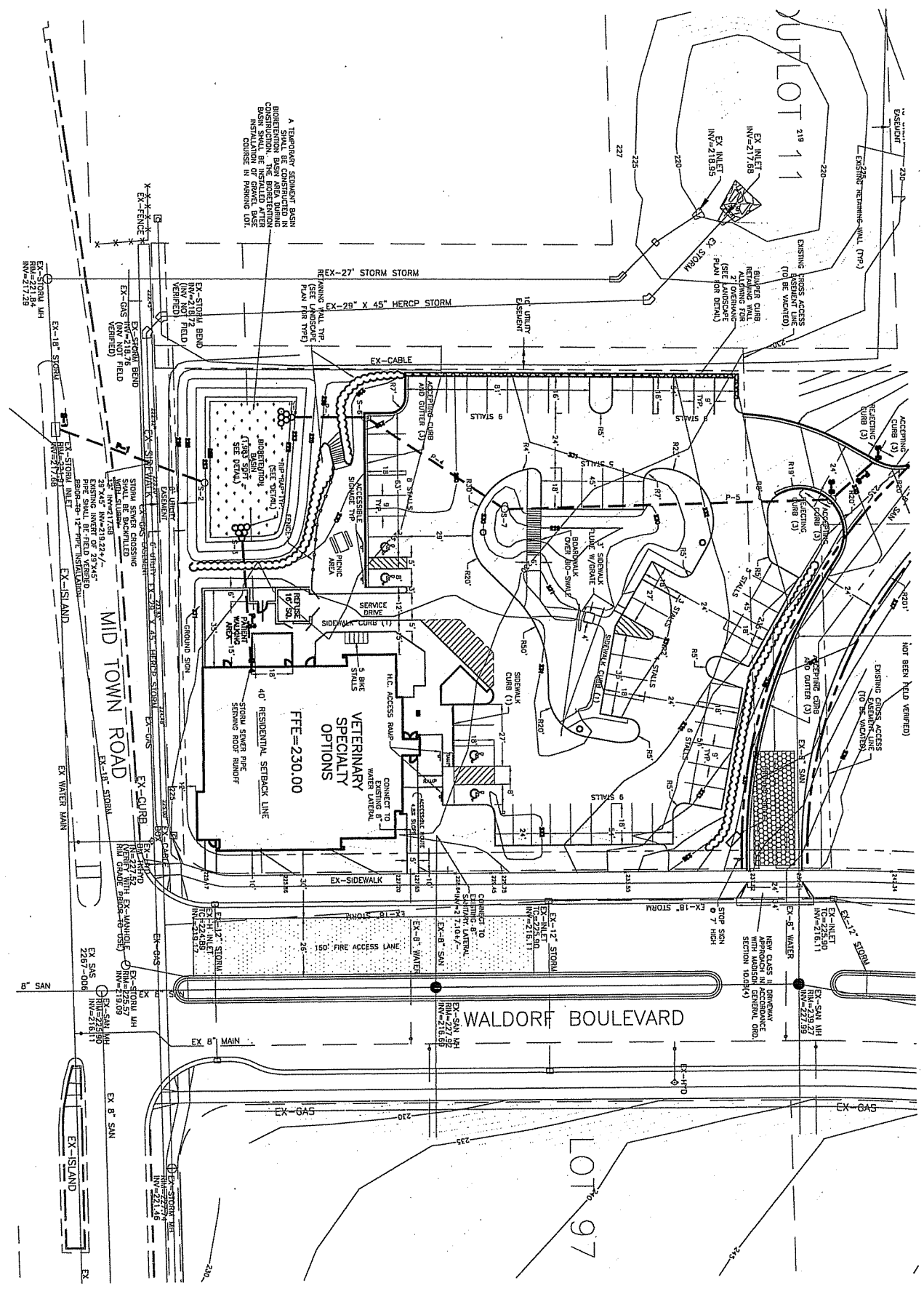
REVISED
6.02.06




0
200
400

SCALE: 1" = 200' (11"x17")
SCALE: 1" = 100' (24"x36")





A TEMPORARY SEDIMENT BASIN SHALL BE CONSTRUCTED IN PROPORTION TO THE DISTURBED AREA. THE BASIN SHALL BE INSTALLED AFTER INSTALLATION OF PAVING LOT.



 Renschler

Three Point Pave
 Madison, WI 53718
 608-443-7881 Fax
 608-443-7882

PROJECT:
 VETERINARY
 SPECIALTY
 OPTIONS,
 INC.
 MADISON, WI

PROJECT: SHE PLAN
DATE: 01.2

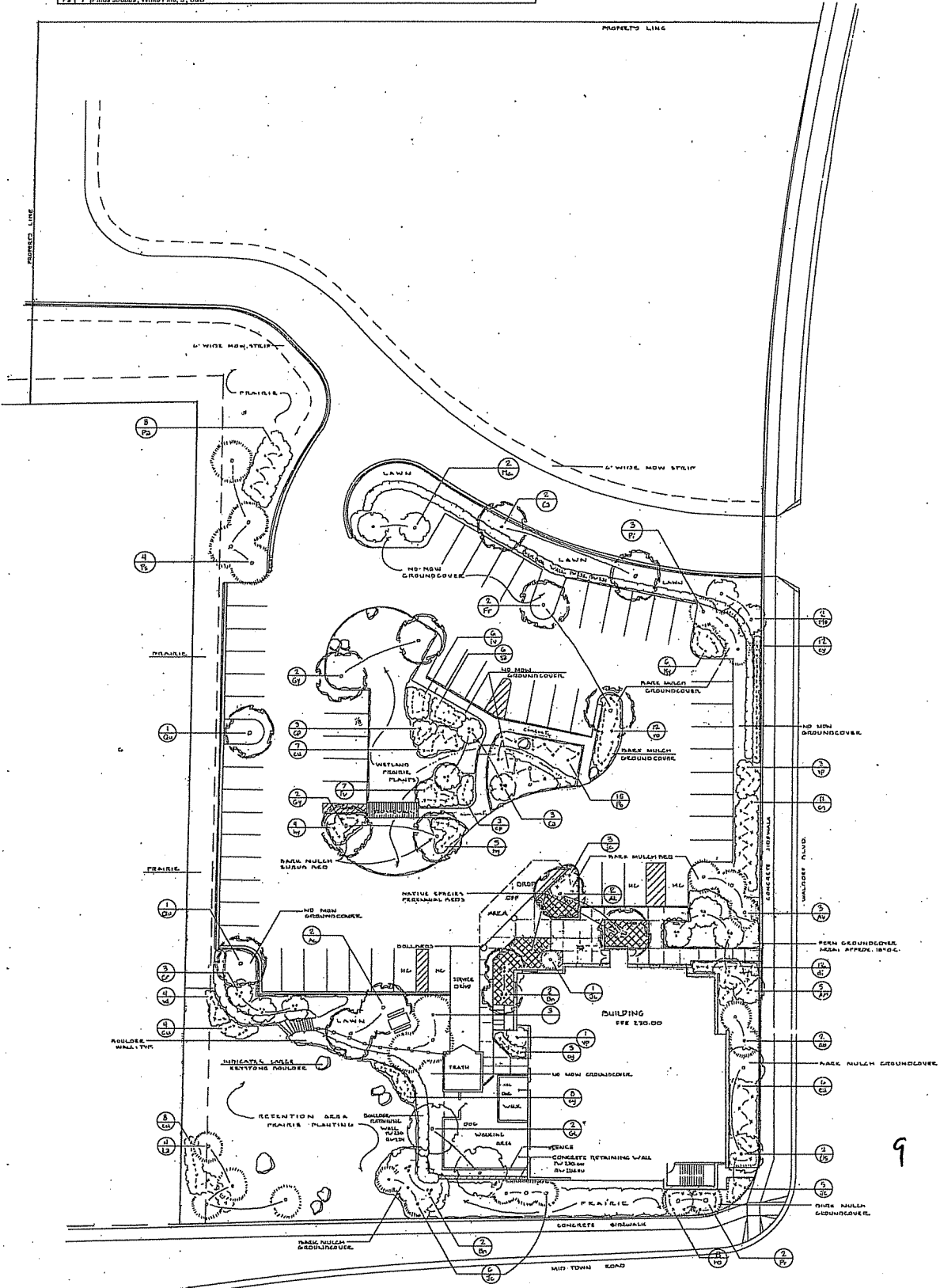
Planting Schedule for Veterinary Specialty Options		As per Landscape Plan 6-31-00	
Ziegler Design Associates			
Deciduous Trees			
Sym	Qty	Name, size, root condition	
As	4	Aesculus, Sugar Maple, 2" caliper, BAB	
Am	5	Amanchlar, American Serviceberry, 6" CI, BAB	
Ba	4	Betula nasyifera, White Birch, 6-8" CI, BAB	
Ca	3	Corylus americana, American Hornbeam, 6" CI, BAB	
Ca	2	Cornus canadensis, Hackberry, 2" cal, BAB	
Cr	3	Crataegus crus-galli, Cockspur Hawthorn, 6" CI, BAB	
Fr	2	Fraxinus americana, White Ash, 2" cal, BAB	
Gl	2	Gleditsia triacanthos, Honeylocust, 2" cal, BAB	
Gy	4	Gymnocladia dioica, Kentucky Coffeetree, 2" cal, BAB	
Ma	4	Malus sp., 'Idaho' Prairie Crabapple, 2" cal, BAB	
Pa	2	Prunus virginiana, Ironwood, 1 1/4" cal, BAB	
Pa	8	Prunus americana, American Plum, 6" CONT	
Pa	18	Populus tremuloides, Quaking Aspen, 6" BAB	
Qu	2	Quercus bicolor, Swamp White Oak, 2" cal, BAB	
Deciduous Shrubs			
Sym	Qty	Name, size, root condition	
Co	6	Cornus rugosa, Dogwood, 24" POT	
Co	11	Cornus racemosa, Grey Dogwood, 24" POT	
Co	39	Cornus sericea, Red Dogwood, 24" POT	
Co	23	Cornus americana, Honeysuckle, 24" CONT	
Di	12	Dieris lonicera, Dwarf Bush Honeysuckle, 15-18" POT	
Eu	8	Eurogymna alba, Eastern Wahoo, 24" BAB	
Hy	15	Hydrangea arborescens, Kalm's St. Johnswort, 24" POT	
Il	13	Ilex verticillata, Winterberry, 15-24" POT	
Ro	20	Rosa virginiana, Virginia Rose, 18" POT	
Sa	8	Sambucus canadensis, Elderberry, 24" POT	
Va	3	Viburnum prunifolium, Blackberry Viburnum, 4" BAB	
Evergreen Trees			
Sym	Qty	Name, size, root condition	
Ab	5	Abies balsamea, Balsam Fir, 6" BAB	
Ju	7	Juniperus virginiana, Eastern Red Cedar, 4" BAB	
La	4	Larix laricina, American Larch, 6" BAB	
Pl	3	Pinus strobus, White Pine, 5" BAB	
Pr	2	Pinus resinosa, Red Pine, 5" BAB	
Pa	7	Pinus strobus, White Pine, 5" BAB	
Evergreen Shrubs			
Sym	Qty	Name, size, root condition	
Ju	8	Juniperus communis, Grey Owl Juniper, 15-18" CONT	

VETERINARY SPECIALTY OPTIONS
Landscape Planting Plan
Midtown Road and Waldorf Blvd., Madison, WI

ZIEGLER DESIGN ASSOCIATES
4637 Capital View Road
Madison, WI 53702
608.831.5098
Drawn by: SGZ/MG/AEP 5-31-08

Drawing Scale: 1" = 20'-0"

LS 1



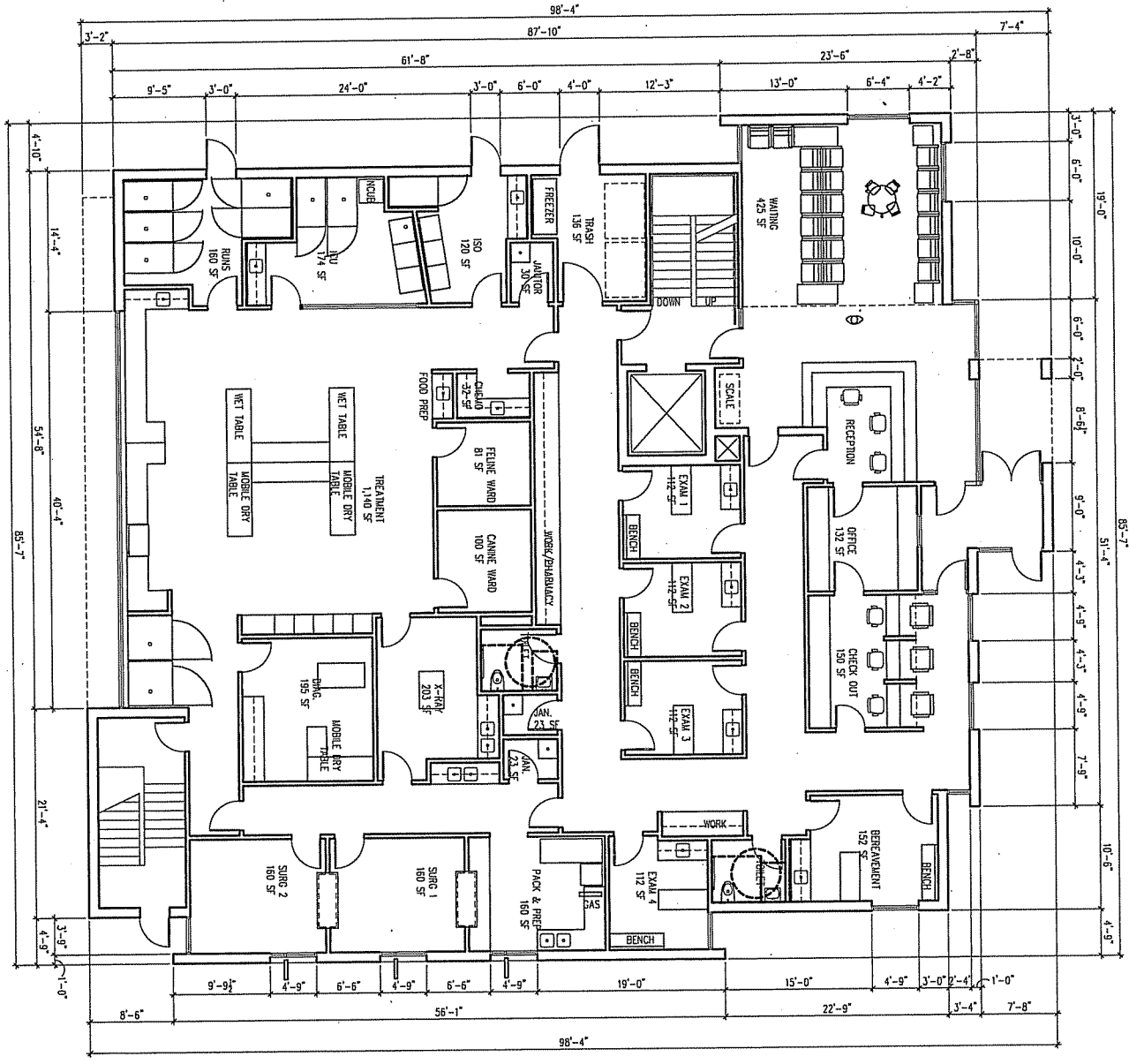
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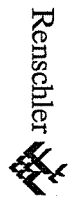
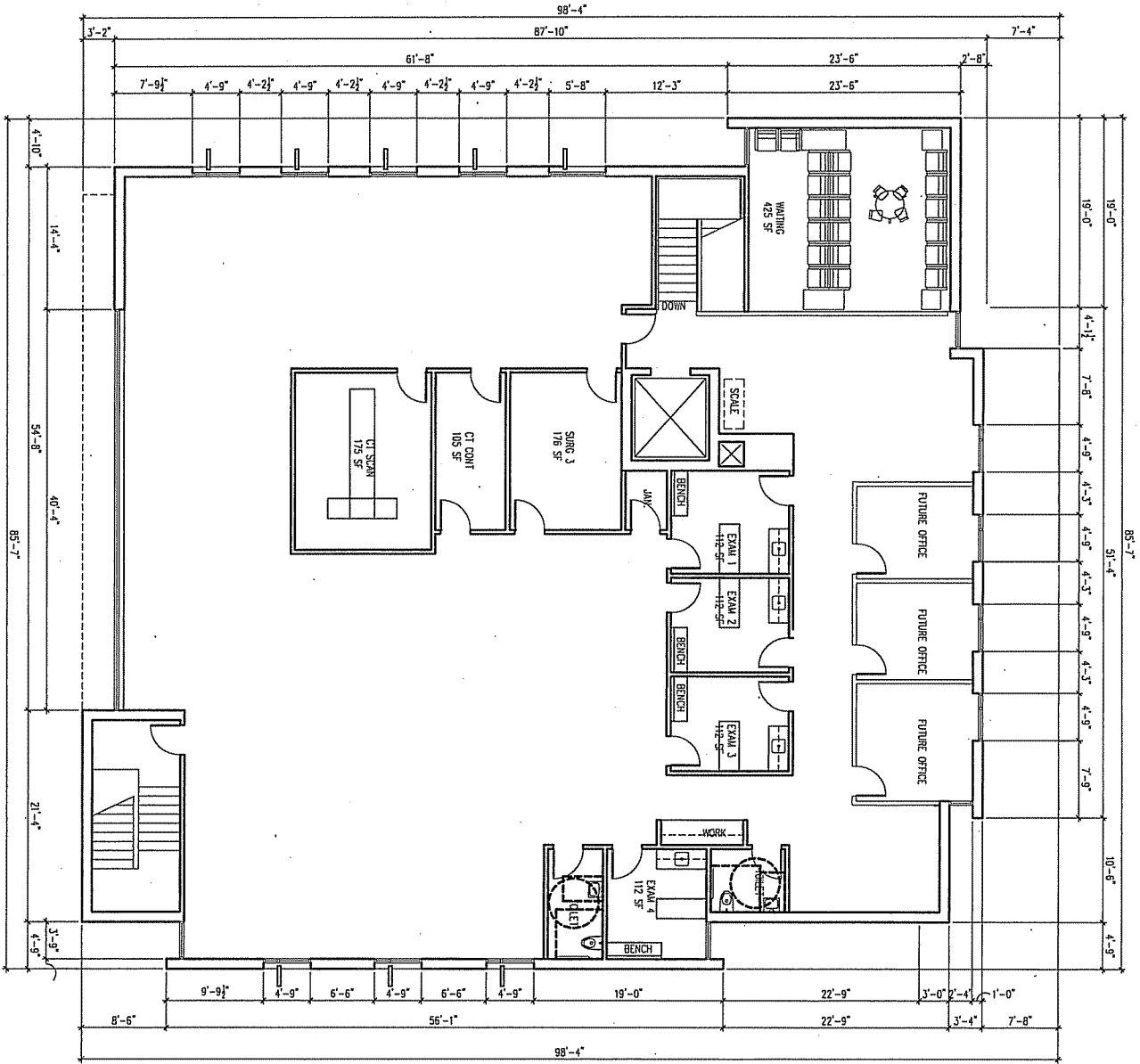


THOMAS PAUL PETER
 MADISON, WI 53719
 608-833-2311
 608-833-2784 FAX
 02/14/1974

VETERINARY SPECIALTY OPTIONS, INC.
 MADISON, WI

PROJECT: VETERINARY SPECIALTY OPTIONS, INC.
 LOCATION: MADISON, WI
 DATE: 02/14/1974
 DRAWING NO.: 100
 PROJECT ARCHITECT: RENSCHLER ARCHITECTS, INC.
 PROJECT MANAGER: [Name]
 ARCHITECT: [Name]
 SCALE: AS SHOWN
 SHEET: A1.1





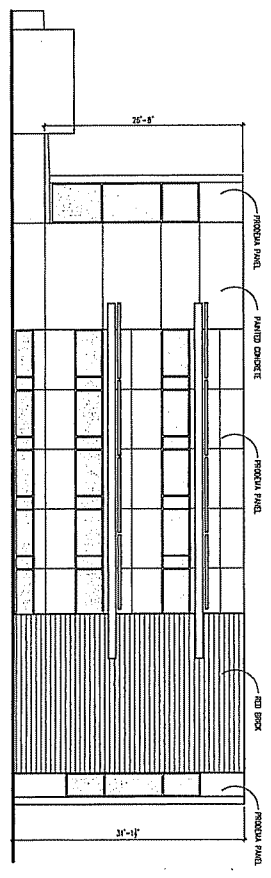
Donna Field Pease
Madison, WI 53719
608-443-2424 Fax
608-443-2424 Cell
CONSULTING

PROJECT:
**VETERINARY
SPECIALTY
OPTIONS,
INC.**
MADISON, WI

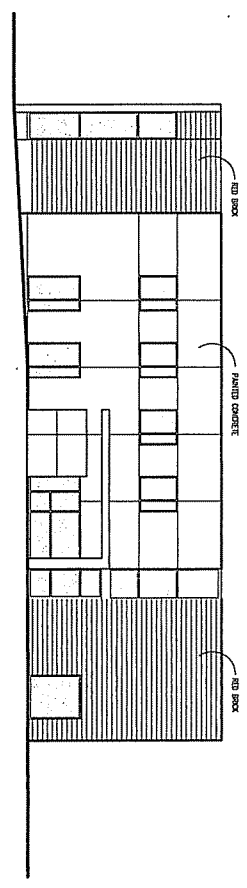
DATE: 11/11/11
SCALE: AS SHOWN
SHEET: 10/20
PROJECT: VETERINARY SPECIALTY OPTIONS, INC.
OWNER: VETERINARY SPECIALTY OPTIONS, INC.
ARCHITECT: RENSCHLER
© 2011 BY RENSCHLER CONSULTING, INC.
SHEET: 10/20
PROJECT: VETERINARY SPECIALTY OPTIONS, INC.
OWNER: VETERINARY SPECIALTY OPTIONS, INC.
ARCHITECT: RENSCHLER
DATE: 11/11/11



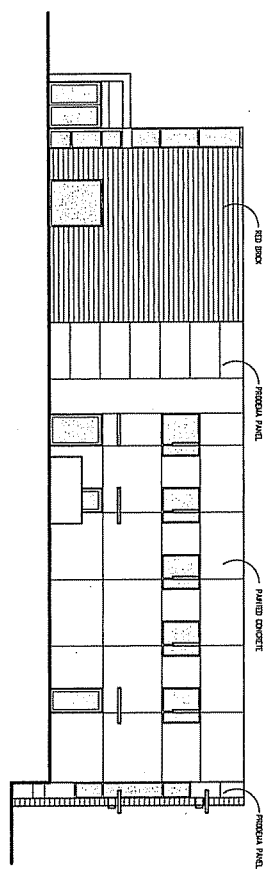
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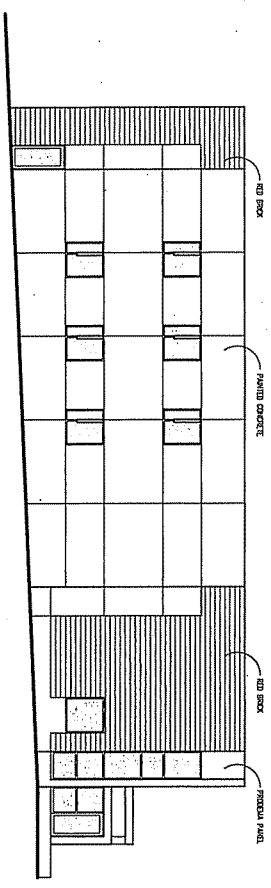
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



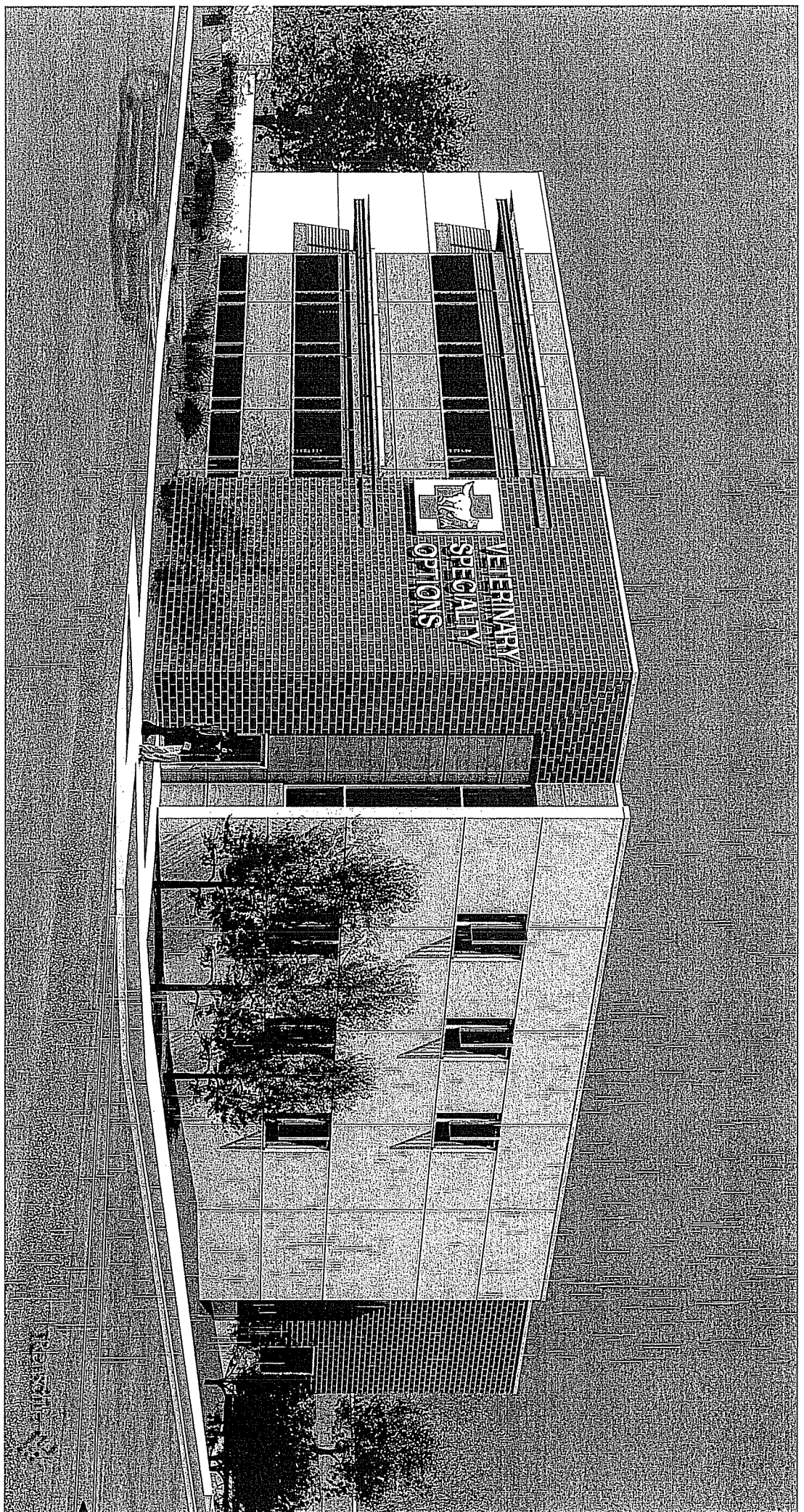
EAST ELEVATION

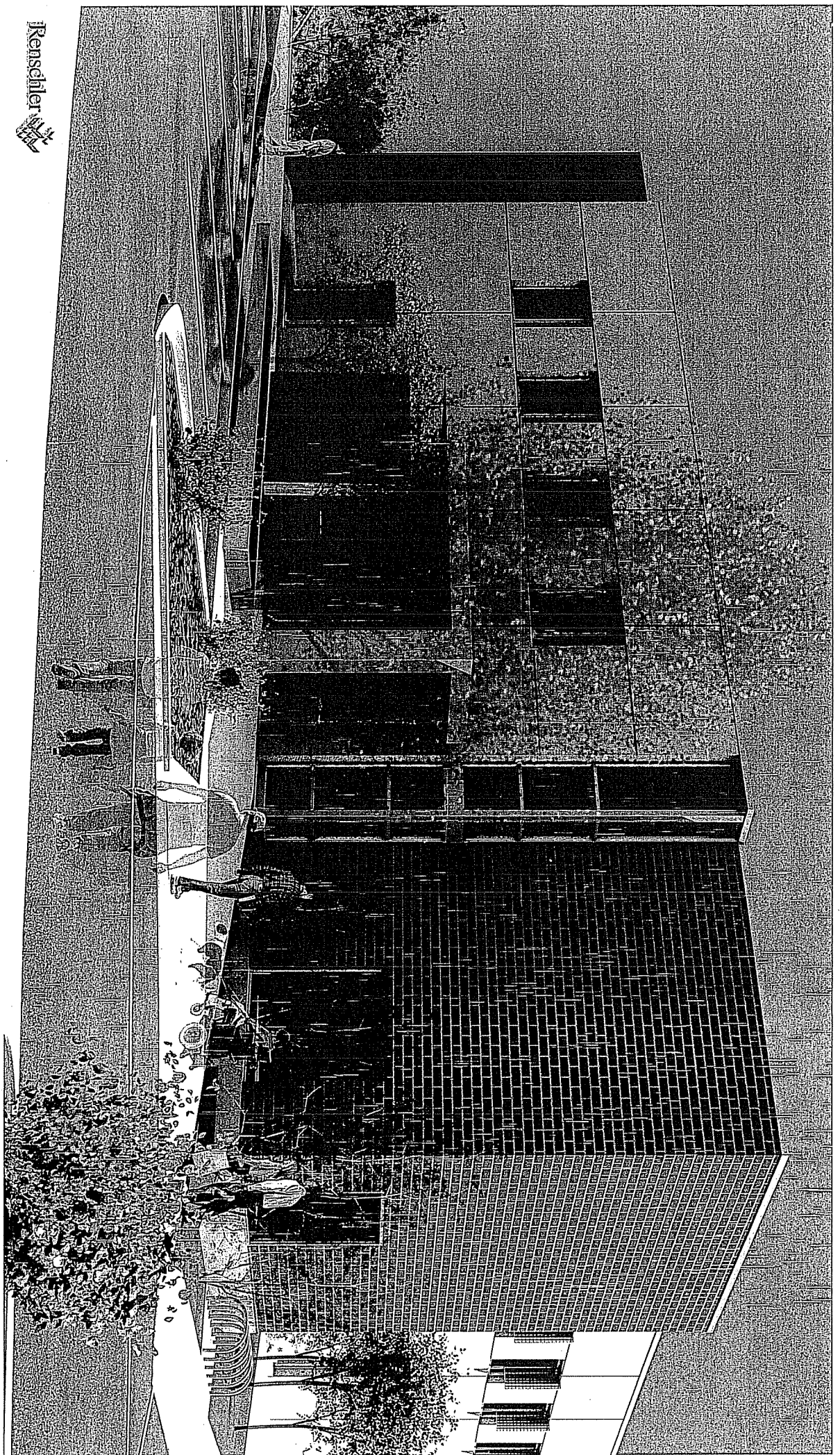
Thom Paul Pank
 608-443-2471
 608-443-7884 Fax
 CONSULTANT

PROJECT
**VETERINARY
 SPECIALTY
 OPTIONS,
 INC.**

MADISON, WI

DATE	11/15/2011
DESIGN	SCHEMATIC DESIGN
PROJECT LEADER	Q. TONG, MR. MICHAEL CHONG, JR.
PROJECT LOCATION	1000 W. MONROE DRIVE, MADISON, WI 53706
ARCHITECT	RENSCHLER ARCHITECTURE & ENGINEERING, INC.
SCALE	AS SHOWN
GRAPHIC SCALE	0 5 10 FT
PROJECT NUMBER	A2.0





Renschler