



February 11, 2009

Alan J. Martin, Planner III/Secretary
Urban Design Commission
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd.
Madison WI 53703

Via: Hand Delivery

Re: Request for Informational Presentation
Urban Design Commission Meeting on February 18, 2009
Carey Group – Byce and Worman Dental Office Project located at 8002 Watts Road

Dear Urban Design Commission:

Please accept our application and request for an Informational Presentation to the Urban Design Commission. As referenced above, we are respectfully request attendance at the February 18, 2009 Meeting.

We are submitting fourteen collated sets of the following materials in this package:

- 1) Application for Informational Presentation
- 2) Project Narrative
- 3) Site Location Map
- 4) Proposed Overall Site Plan
- 5) Proposed Enlarged Site Plan
- 6) Proposed Floor Plan
- 7) 3 - Proposed Building Views

Also included in this submittal is a disk containing all documents in this submittal in pdf format.

If you have any questions or concerns regarding this submittal package please contact me directly at 664-3584. Thank you very much for your assistance in this matter and we look forward to collaborating on this project with Urban Design Commission.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Johnson'.

Duane Johnson
Project Architect

/smg

cc: File 20090170 - 16

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>2/11/2009</u>	<input checked="" type="checkbox"/> Action Requested
UDC MEETING DATE: <u>2/18/2009</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 8002 Watts Road

ALDERMANIC DISTRICT: 9th

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>The Carey Group</u>	<u>Iconica</u>
<u>2801 Coho Street</u>	<u>901 Deming Way</u>
<u>Madison, WI 53713</u>	<u>Madison, WI 53717</u>

CONTACT PERSON: Duane Johnson or Jenn Colwell
Address: Iconica - 901 Deming Way
Madison, WI 53717
Phone: 608-664-3500
Fax: 608-664-3535
E-mail address: Duane.Johnson@iconicacreates.com

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

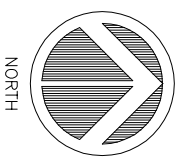
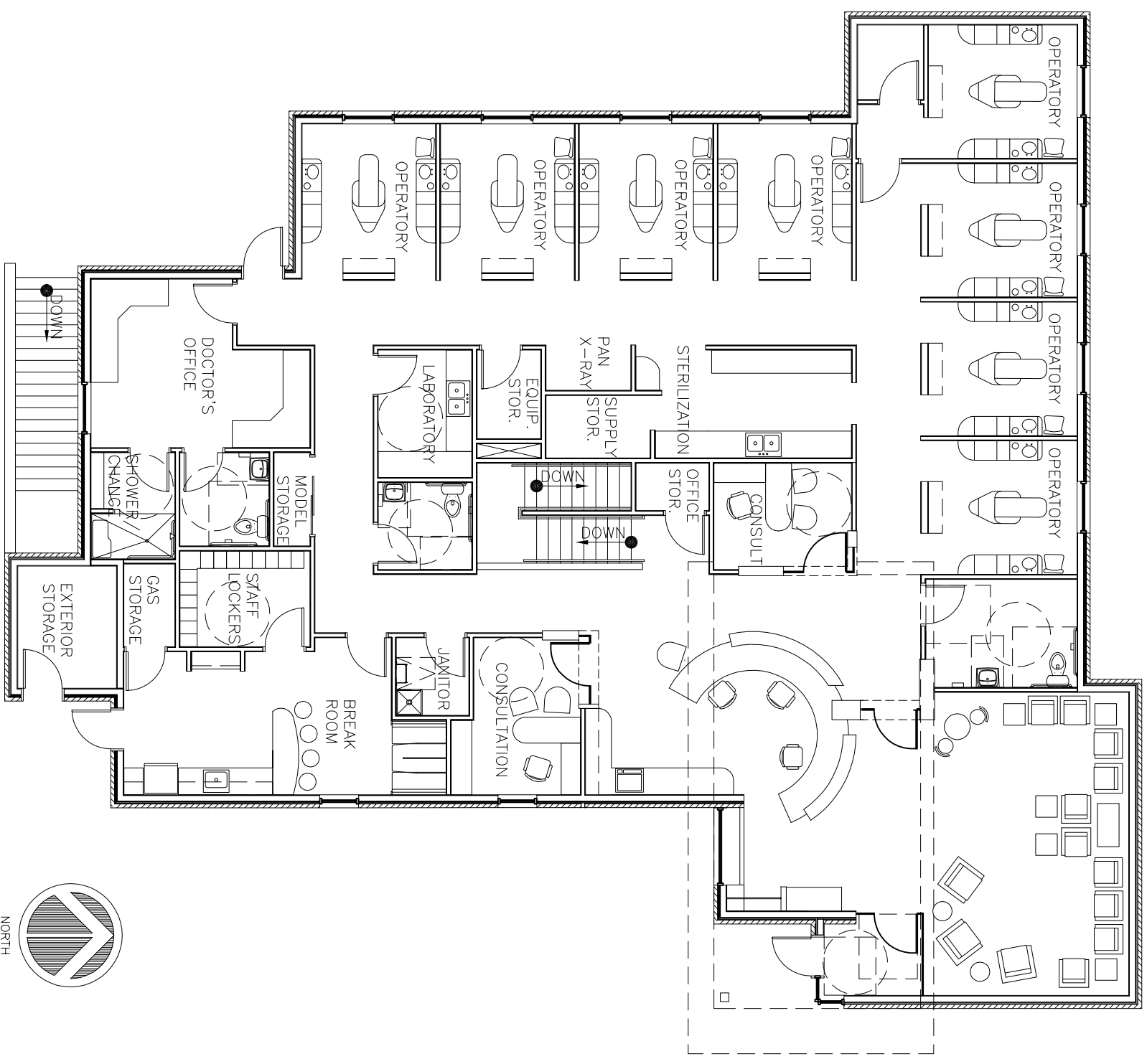
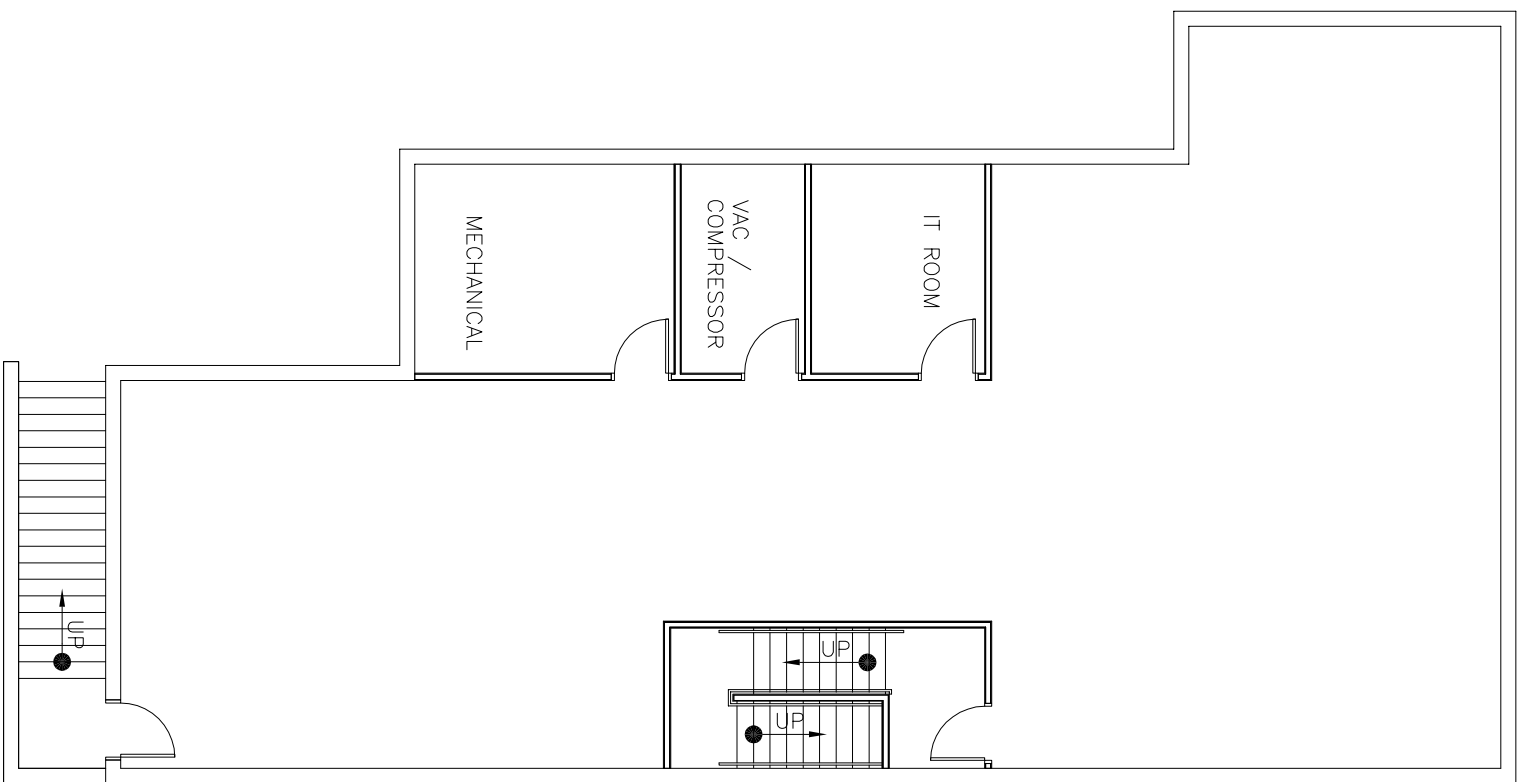
- R.P.S.M. Parking Variance (Fee required)

(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)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



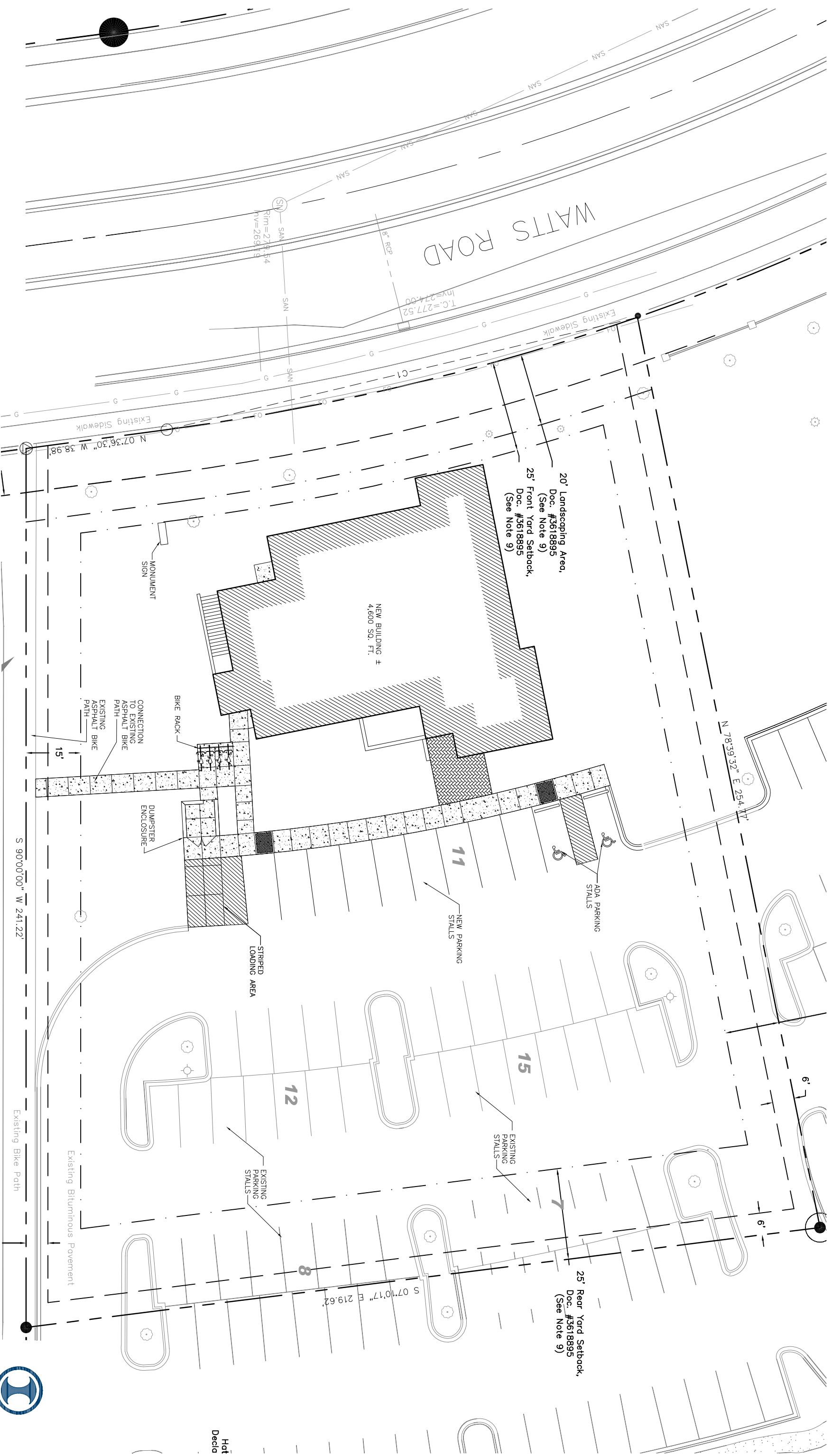
DENTAL OFFICE

3/32" = 1'-0"

BASEMENT AND FIRST FLOOR PLAN



ICONICA
True Design-Build



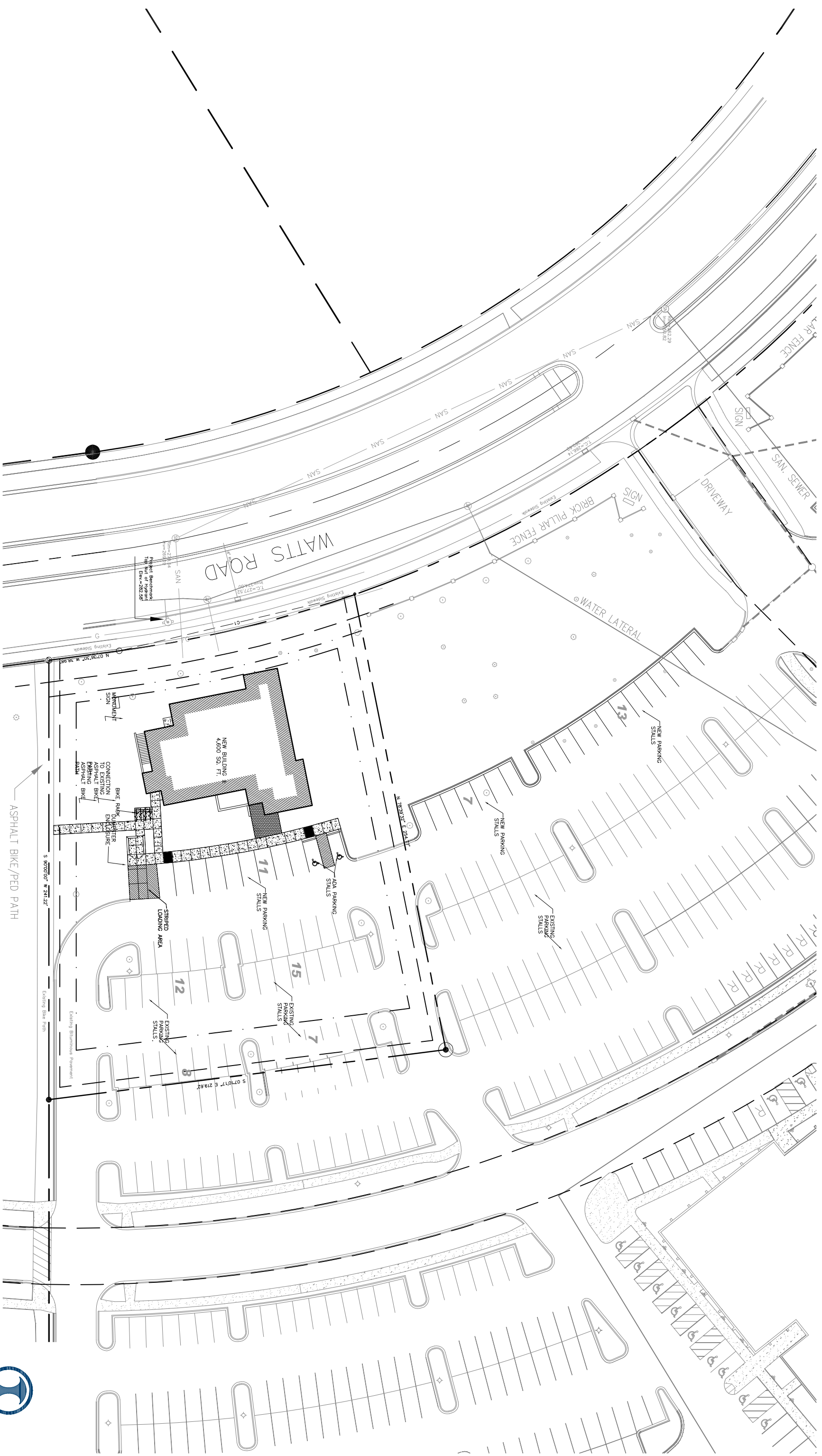
DENTAL OFFICE

1" = 30'-0"

PROPOSED ENLARGED SITE PLAN



ICONICA
True Design-Build



DENTAL OFFICE

1" = 60'

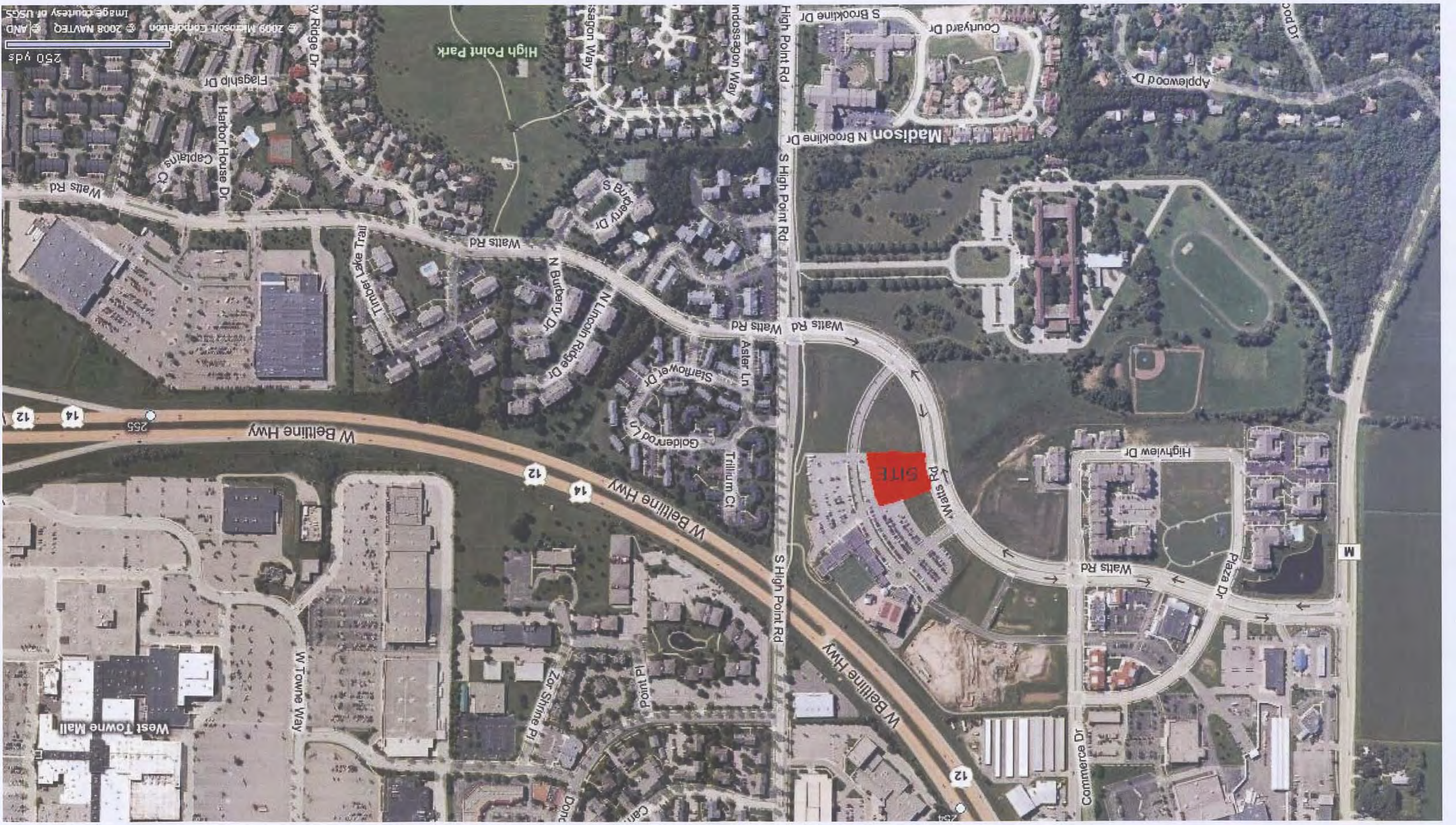
PROPOSED OVERALL SITE PLAN



ICONICA

True Design-Build

© 2008 Iconica 2/1/2009



250 yds
© 2008 NAVTEQ © 2009 Microsoft Corporation
Image courtesy of USGS

SITE

Byce and Worman Dental Office 20090170

Project Overview Narrative

Byce and Worman Dental Office is a 4,600 square foot footprint clinic that will accommodate Two dentists, Dr. Peter Worman and Dr. Brad Byce. The clinic will be located at 8002 Watts Road on lot 7 of the Ganser Heights development directly in front of the Princeton Club West site. The Parking lot entrance to the building will be through the Princeton Club lot and drives. Byce and Worman Dental Office will be a single story building with a partial basement, less than 3,000 square feet, that will be used solely for mechanicals and an IT room.

The clinic will require 31 parking stalls for staff parking and patient parking. All current Princeton Club parking that is used by Byce and Worman Dental Office will need to be replaced with new stalls for the Princeton Club.

The shape and siting of the building will be determined by the location of the parking as well as the desire for some of the treatment rooms to face North in order to gain the best natural light. The exterior of the building will be of a contemporary style and may incorporate masonry, EIFS and glass with flat roofs. There will be a need for sun shading on the West facing treatment rooms. The building will be type VB construction and is not required to be sprinklered.

Project goals and objectives

- Building Use: Dental Clinic
- Efficient process and flow is important. How patients and staff move through the building is critical to the efficiency and production.
- Aesthetics and a "wow" factor are important at the public spaces; budget money should be spent wisely on areas that patients see. Areas that only the staff uses should be more economical.
- Program includes: (8) treatment rooms, reception and waiting for (12) with coffee and a child's area; (2) consultation rooms; sterilization room, lab, supply storage, shared doctor's office with private shower and toilet room; break area to accommodate entire staff for stand up meeting; N20 storage, and an equipment storage area accessible from outside.

Milestone Schedule

- The owners would like to occupy the space on October 27th 2009.
- City of Madison UDC and rezoning approval is required and will be a determining factor as to when construction can start.





