

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>2/9/11</u>	Action Requested
UDC MEETING DATE: <u>3/2/11</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 5602 Odana Road (Lot 4 CSM 450A)
ALDERMANIC DISTRICT: 19

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
The Carrey Group Iconica
2801 Coho St. 901 Deming Way
Madison, WI 53713 Madison, WI 53717

CONTACT PERSON: Duane Johnson
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

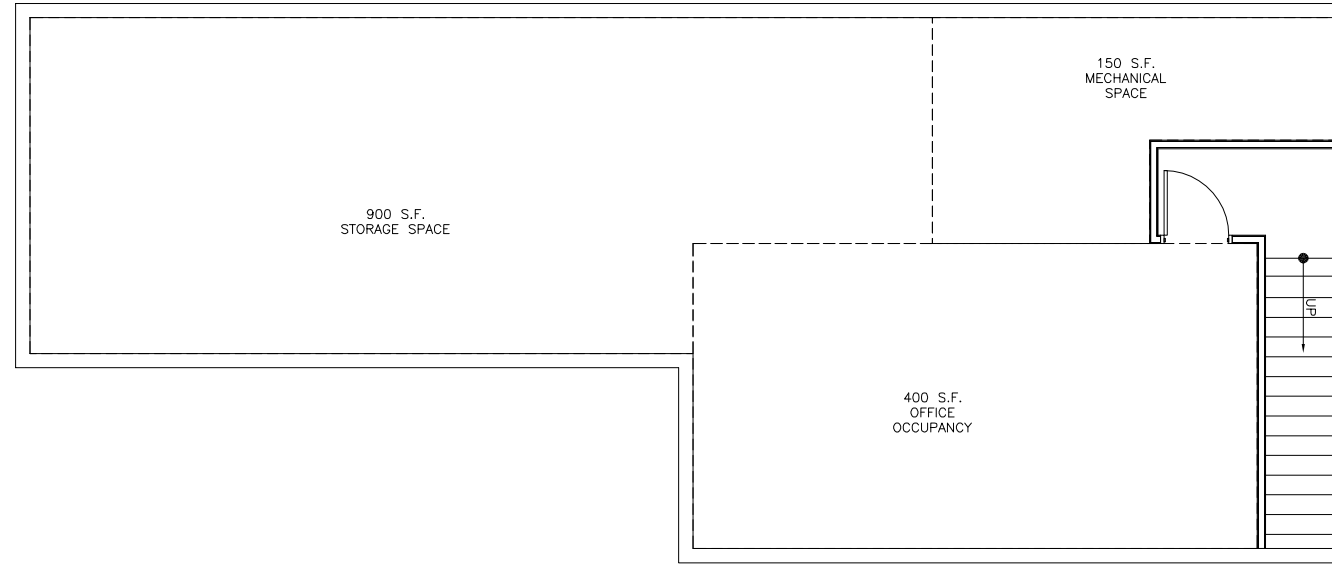
(See Section B for:)
 New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)
 R.P.S.M. Parking Variance (Fee required)

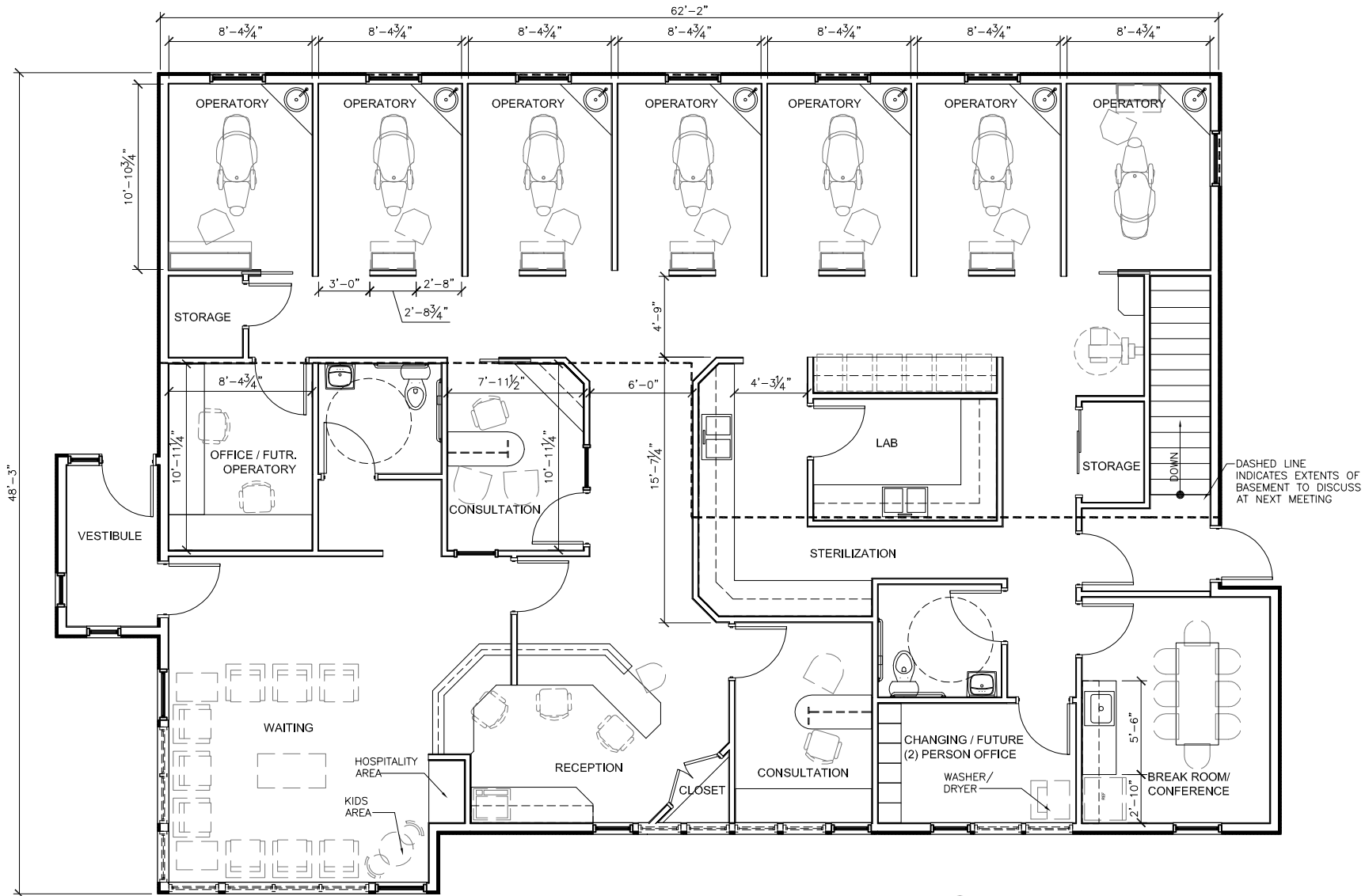
(See Section D for:)
 Comprehensive Design Review* (Fee required)
 Street Graphics Variance* (Fee required)
 Other _____

*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.



1 BASEMENT FLOOR PLAN
A201 SCALE: N.T.S



1 FIRST FLOOR PLAN
A201 SCALE: N.T.S



ISSUE DATES:

RFI/SI DATE:

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PROJECT #: 20100470

SHEET NUMBER

A201

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS		
				QUANTITY	POINTS	
CANOPY TREE: 2"-2 1/2"	35	6	210			
DECIDUOUS SHRUB	2	52	104			
EVERGREEN SHRUB	3	26	78			
DECORATIVE WALL OR FENCE (PER 10 L.F.)	5	0	0			
EARTH BERM AVG. HEIGHT 30" AVG. HEIGHT 15"		0	0			
EVERGREEN TREES	15	0	0			
CANOPY TREE OR SMALL TREE	15	4	60			
SUB TOTALS			452	+	0	= 452

(117.1 Req'd)

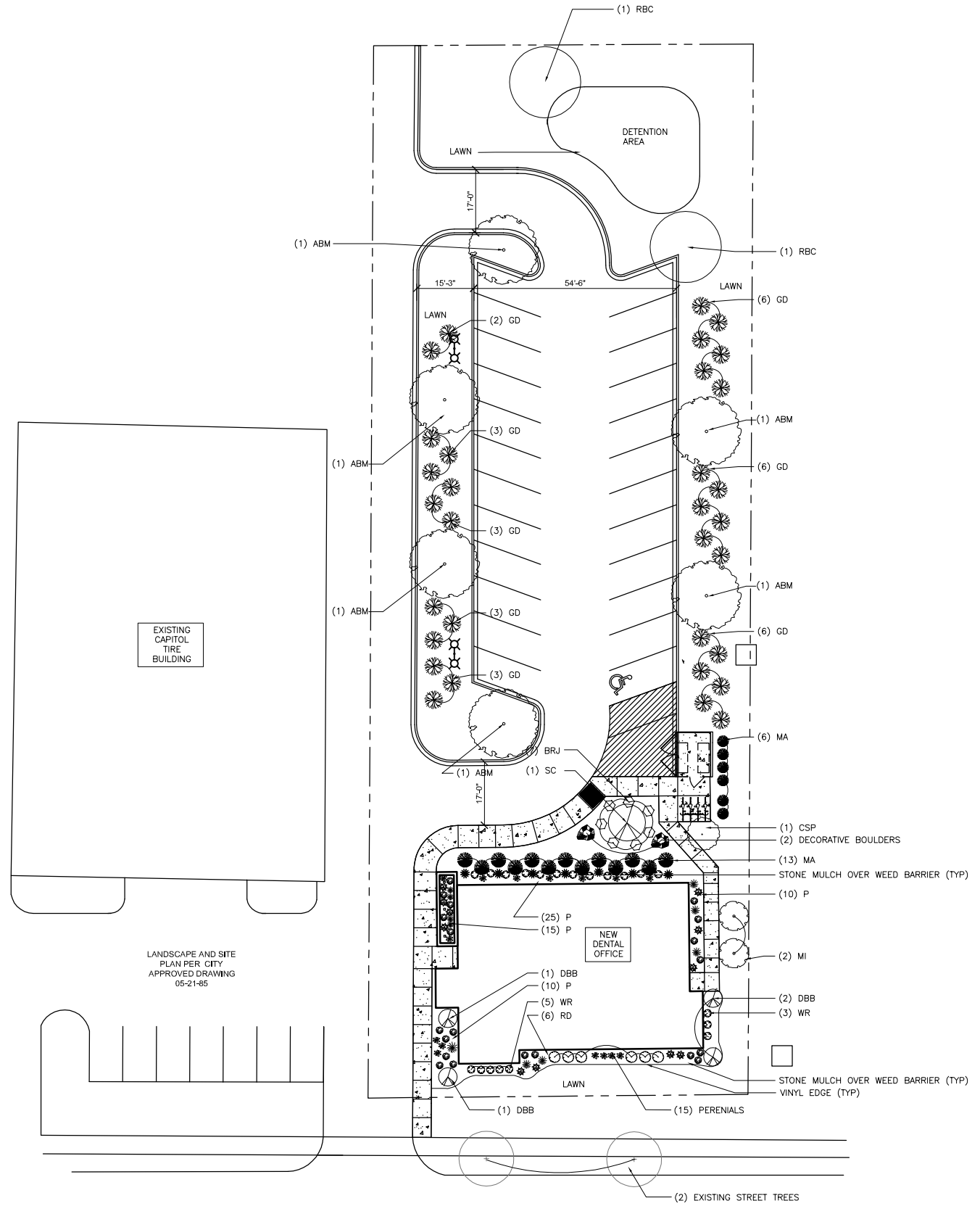
PLANT MATERIALS LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
ABM	6	2 1/2"	Autumn Blaze Maple	BB
RB	2	10'	River Birch Clump	BB
CP	1	2"	Cleveland Select Pear	BB
SC	1	2"	Sargent Crab	BB
MI	2	1 1/2"	Prairie Crab	BB
BRJ	7	2 G	Blue Rug Juniper	Con
MA	19	3"	Mission Arborvitae	BB
AV	32	24"	Grey Dogwood	Con
ABS	2	30"	Autumn Brilliance Serviceberry	BB
DBB	4	24"	Dwarf Burning Bush	Pot
GFS	8	15"	Wild Rose	Pot
RD	6	24"	Red Dogwood	Con
P	80	1 QT	Perennials (assorted)	Con

Autumn Joy Sedum
Black Eyed Susan
Miknight Wine Daylily
Moonbeam Coreopsis
Purple Palace Coral Bells

NOTES:

- Lawn areas to receive a minimum of 4" of topsoil, starter fertilizer, and premium bluegrass seed.
- Seed areas in detention basins, drainage swales, and slopes greater than 3:1 shall be mulched with Curlex erosion control fabric (installed per manufacturer's specifications).
- Foundation planting beds and planting beds labeled as 'stone mulch' to be mulched with 1 1/2" washed stone mulch spread to a depth of 3" over weed barrier fabric.
- Planting beds labeled as 'bark mulch' to be mulched with shredded hardwood bark mulch spread to a depth of 3".
- Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch planting rings (4' diameter) spread to a depth of 3".
- Designated planting beds to be separated from lawn areas with 5" black vinyl bed edging (Valley View Black Diamond or equal.)



LANDSCAPE AND SITE
PLAN PER CITY
APPROVED DRAWING
05-21-85

ODANA ROAD



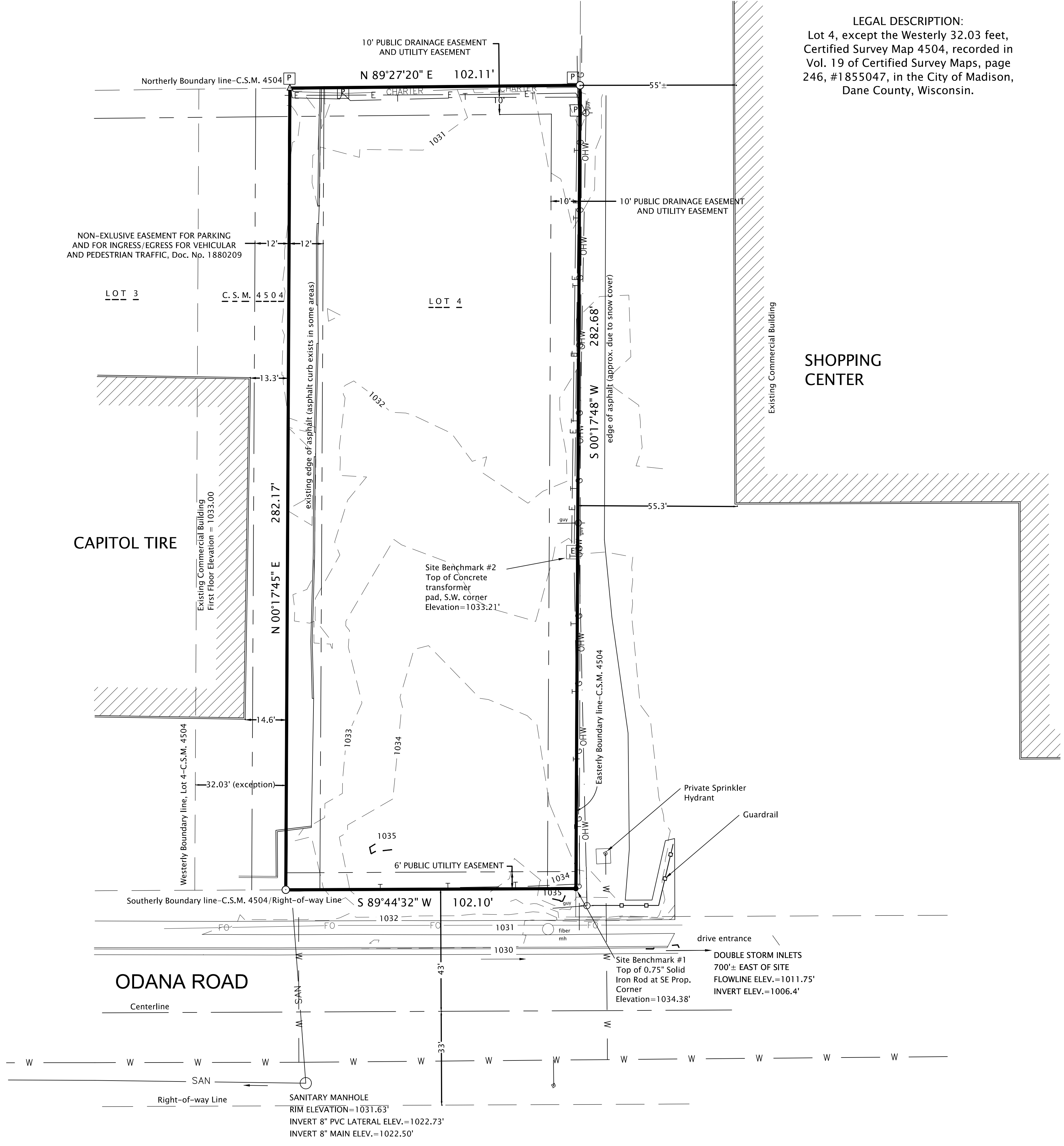
ISSUE DATES:

RFI/SI DATE:

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L100



LEGEND

— T — T —	TELECOMMUNICATIONS (UNDERGROUND)	[E]	ELECTRIC TRANSFORMER
— SAN —	SANITARY SEWER	[P]	UTILITY PEDESTAL
— OHW —	OVERHEAD WIRES	○	UTILITY POLE
— E — E —	ELECTRIC (UNDERGROUND)	⊕	HYDRANT
— W — W —	WATER	●	0.75" Dia. SOLID IRON ROD FOUND
— G — G —	GAS	●	1.25" Dia. SOLID IRON ROD FOUND
— FO —	FIBER OPTIC (UNDERGROUND)	△	MAG NAIL SET IN ASPHALT
— CHARTER —	CHARTER FACILITIES (UNDERGROUND)	○	3/4"x18" SOLID IRON ROD SET 1.50 Lbs./LINEAL FOOT
— — — — —	STORM SEWER	()	INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

Note: Utilities shown are as field survey location of markings and maps provided by individual Utility Companies and the City of Madison. Locations are field surveyed or approximated for planning purposes only, and do not necessarily reflect the actual location in the field, due to the complexities of marking the actual location. The locations hereon are not to be used for digging. Call Digger's Hotline (811)

Notes: Regarding Title matters not able to be graphically depicted hereon from Title Commitment No. 110110163 prepared by Preferred Title Nov. 1, 2010

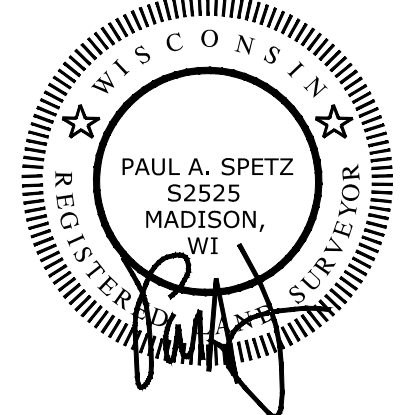
- Parcel is subject to declarations of conditions and covenants for C.S.M. 4350, with regards to street lights and street trees, Recorded IN Vol. 5863, Pg. 62 AS Doc. No. 1841599.
- Assignment of Leases and Rentals from Whitney Square 1999, LLC to Bank One, Wisconsin, dated November 10, 1999, recorded November 11, 1999, as #3171162.
- Assignment of Leases and Rentals from Whitney Square 1999, LLC to Bank One, Wisconsin, dated November 10, 1999, recorded November 11, 1999, as #3171162.
- Collateral Assignment of Management Agreement recorded as #3171163.
- Easement to The American Telephone and Telegraph Company of Wisconsin recorded in Vol. 92 of Misc., page 298, as #518062; assigned to Wisconsin Telephone Company in Vol. 453 of Misc., page 383, as #1172678. This Easement is vague and not able to physically mapped on this survey based on the provided description.

SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, its exterior boundaries and any or all of the following if they exist: visible structures, apparent easements, roadways and visible encroachments. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property.

Dated this 22th Day of February, 2011

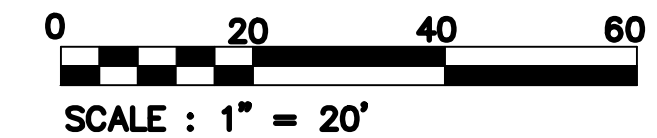
Paul A. Spetz
 Paul A. Spetz, S 2525



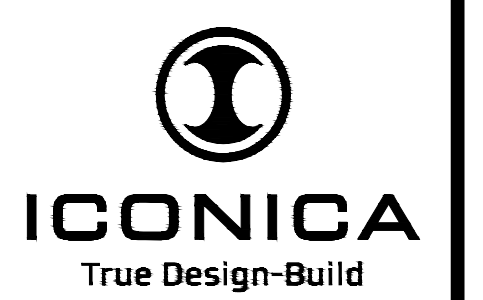
Note: The Field Survey was completed Feb. 3, 2011, under Winter conditions. Large quantities of snow, and ice may have prevented some features from being mapped hereon.

Project Benchmark: MIDDLETON GPS MONUMENT, PID DG4915, NAVD 88 DATUM, ELEVATION=1080.03' (S.W. of Project)
 Survey Boundary was verified from multiple boundary corners as per a survey prepared by Rassmussen S-1034, dated Oct. 12, 1999.

1
 C100
PLAT OF SURVEY
 SCALE: 1"=20'



BEARINGS ARE BASED ON THE NORTH LINE OF C.S.M. No. 4504, ASSUMED TO BEAR N 89°27'20" E AS PLATTED



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Madison Smile Solutions
 5602 Odana Road
 Madison, Wisconsin

Madison Smile Solutions
 5609 Medical Circle, Suite 11
 Madison, WI 53719

ISSUE DATES:

02/22/11

RFI/SI DATE:

Schematic Design Phase:

This drawing indicates the scale and relationship of the project components. This drawing is **not for construction.**

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C100



NEAR BY UW HEALTH BUILDING



BUILDINGS ACROSS ODANA RD.



ADJACENT CAPITOL TIRE BUILDING



**SITE WITH ADJACENT WHITNEY SQUARE
IN BACKGROUND**



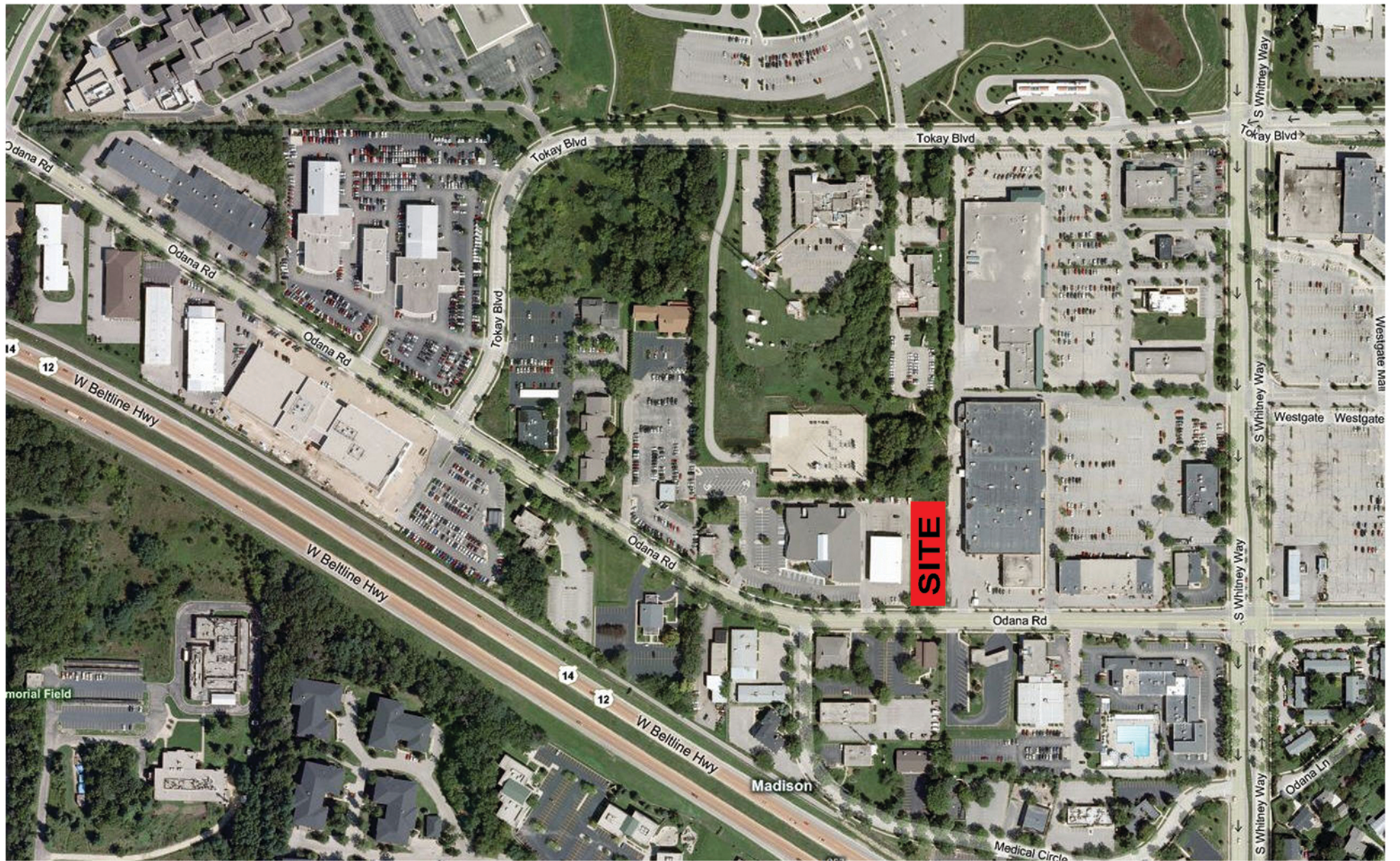
**BIRDS-EYE OF SITE AND
ADJACENT PROPERTIES**



STREET VIEW TO THE WEST



STREET VIEW TO THE EAST



Project Narrative



Madison Smile Solutions 20100470

Background

Smile Solutions is currently located in space at 5609 Medical Circle near Odana Road. Dr. Kaveh Ghaboussi and his wife, Trish Ghaboussi (Lead Office Manager & Dental Hygienist) are looking to relocate to 5602 Odana Road (Lot 4 CSM 4504). This undeveloped site is located on the north side of Odana Road next to Capitol Tire and is within Urban Design District 3. The existing site is zoned C3L, which allows a building use of this type.

Building

The proposed building is +/- 3,000 s.f. and has (7) operatories with other typical family dentistry rooms and requirements.

It is critical to the function of the dentists operation that the operatories face north for optimal natural north light. The building has been sited close to the existing street to allow for easy pedestrian access and as well as allow for the parking lot to be screened by the building.

Building materials will consist of low maintenance, durable, yet affordable materials including stone veneer, cement board or treated wood siding, and high grade asphalt shingles. The massing and character of the building will hold true to the traditional and comfortable brand Madison Smile Solutions has built and clients appreciate and expect, while still incorporating modern materials, methods, and forms that are appropriate for the area.

The building will be type VB construction and is not required to be sprinklered.

Site Access

CSM (# 4504) was modified by an Agreement for Cross-Easements and Covenants (both previously submitted) to reduce the overall width of lot 4 to 102.17' and allow for a 24' wide drive to be installed centered between lots 3 and 4.

Site access will be through a new curb cut into this existing easement located between lots three and four as described in the CSM and agreement for cross-easements and covenants.

Parking

The clinic will have (7) operatories, (12) employees, and (1) dentist and will require (26) parking stalls (13 for employees, 7 for patients being treated, and 6 for patients in the waiting room).

Please note, compared to the informational submittal, the parking quantity has been reduced to (24). We feel this takes into account for patients or staff arriving by alternate means including bike, pedestrian, or bus. This helped achieve a 1,365 s.f. (14%) reduction in asphalt and a 42% total green space.

Due to the siting of the building, the parking lot will naturally be screened from Odana Road. Grading and storm water management have yet to be fully designed but will be appropriate for the site size and location of the site.

Signage

In addition to UDC design district 3 applications, it is our intention that an application for a Comprehensive Design Review will be submitted for signage. We are planning on this separate signage package to be forthcoming with the appropriate information and detail.



The Carey Group

Commercial Real Estate Services

February 8, 2011

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

Letter of Intent: 5602 Odana Road

To Whom It May Concern:

The Carey Group is submitting this Letter of Intent on behalf of Dr. Kaveh Ghaboussi of Madison Smile Solutions.

5602 Odana Road is a 28,890 square foot vacant lot and is located along the north side of Odana Road behind Whitney Square and to the east of Capitol Tire. Our intent is to develop a 3,000 (+/-) square foot, single tenant, family dental clinic for Dr. Ghaboussi.

The clinic will have 7 operatories with 12 employees and 1 dentist. They will operate Monday through Friday from 7:00 a.m. to 6:00 p.m. They will require 26 parking stalls. (13 for employees, 7 for patients being treated, and 6 for patients in waiting room.)

Iconica has been selected as the architect/general contractor and Paul Skidmore has been selected as the landscape architect. 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



Street View from South East Corner



Street View from South East Corner



View from North West - Entry



View from North - Parking