

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

AGENDA ITEM # _____

Project # _____

03198

Action Requested

DATE SUBMITTED March 29, 2006

UDC MEETING DATE: April 5, 2006

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

PROJECT ADDRESS: Mid Town Road and Waldorf Blvd., Madison, Wisconsin
ALDERMANIC DISTRICT: 1

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 _____



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Veterinary Specialty Options



Midtown Commons
Madison, Wisconsin

Urban Design Submittal

March 29, 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

 Intelligent Designs  Inspired Results



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March 29, 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
225 West Beltline Highway
Madison, WI 53713
Tel: (608) 661-0090

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

Design Team:

Architecture:

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

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Daniel Becker, AIA

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Fax: (608) 838-0445
jsanger@calkinsengineering.com

Jason Sanger

Landscape Architecture:

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4697 Capital View Road
Middleton, Wisconsin 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 & 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



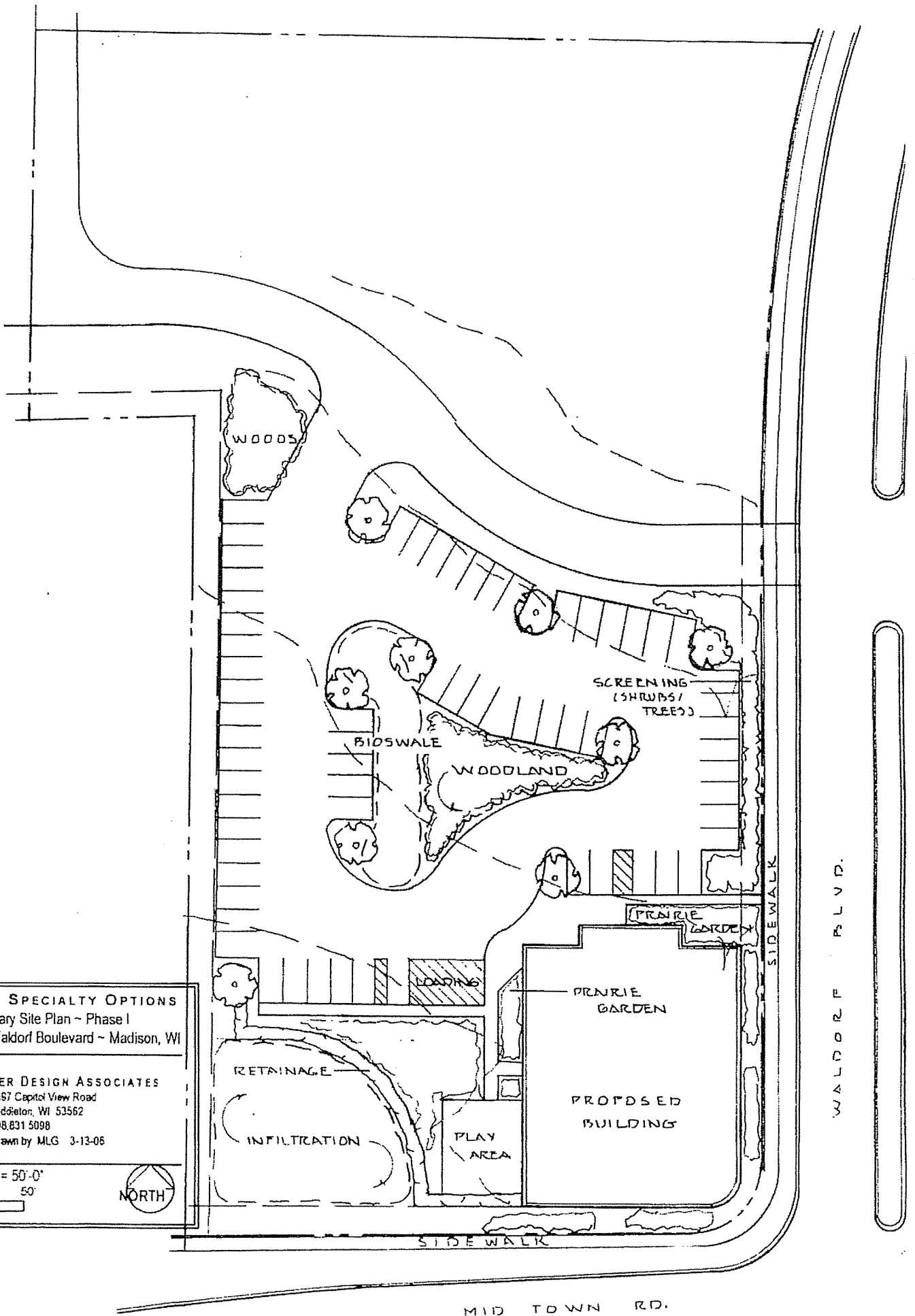
ZIEGLER DESIGN ASSOCIATES

4897 Capitol View Road
Madison, WI 53562
608.831.5098

Drawn by MLG 3-13-08

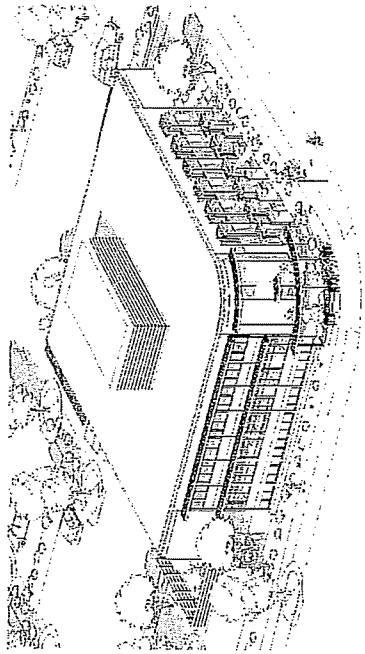
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0 25' 50'

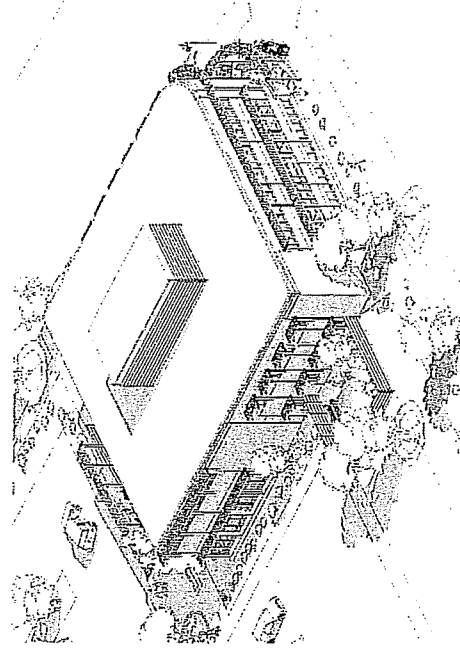


Veterinary Specialty Options
Madison, Wisconsin

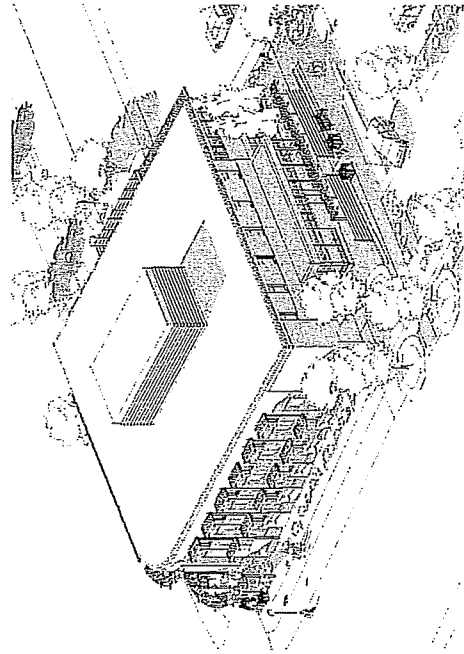
*Plunkett
Reynolds
Architects, Inc.*



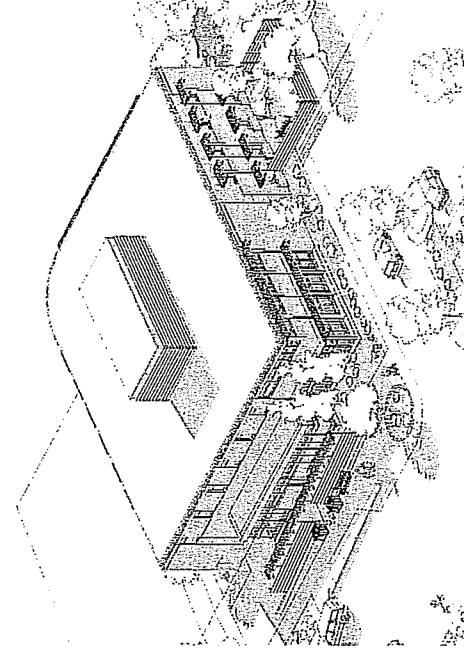
Southwest View



Northwest View



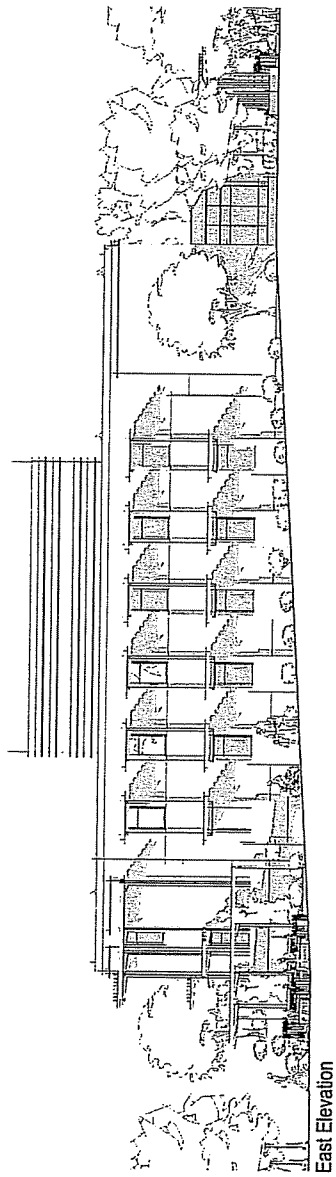
Southwest View



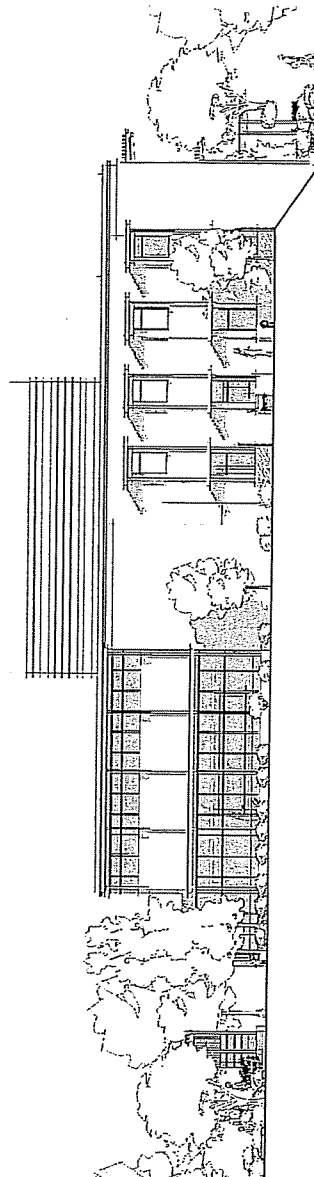
Northwest View

Veterinary Specialty Options
Madison, Wisconsin

*Plunkett
Reynolds
ARCHITECTS, LP*



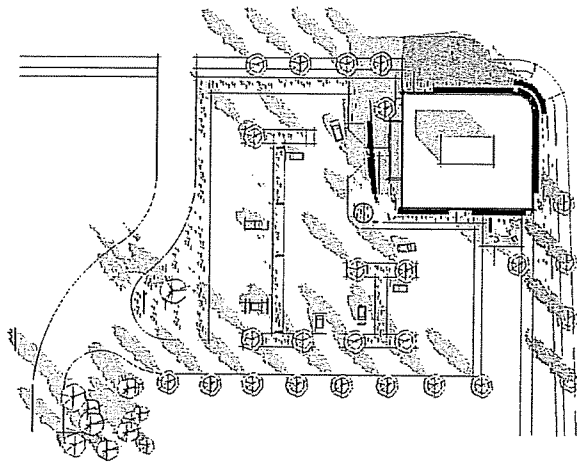
East Elevation



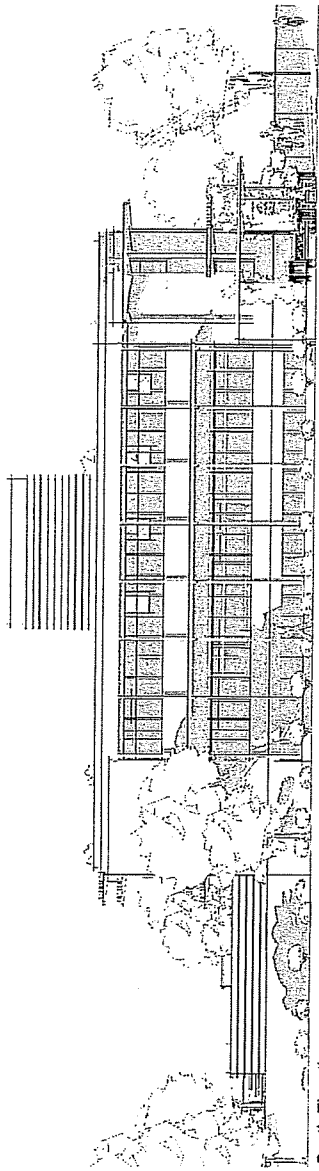
West Elevation

Veterinary Specialty Options
Madison, Wisconsin

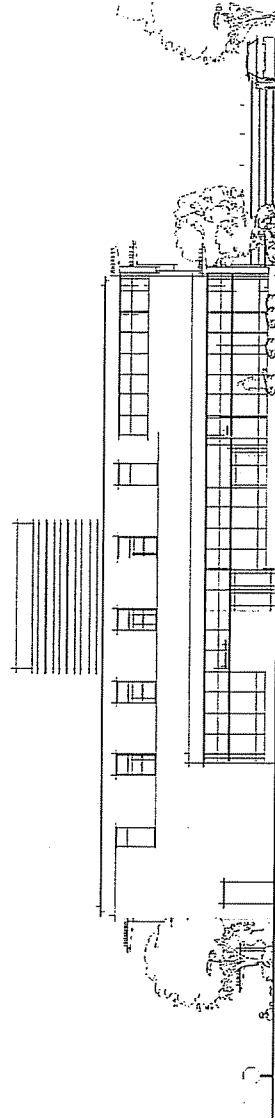
*Plunkett
Reynolds
Architects, Inc.*



Site Plan



South Elevation

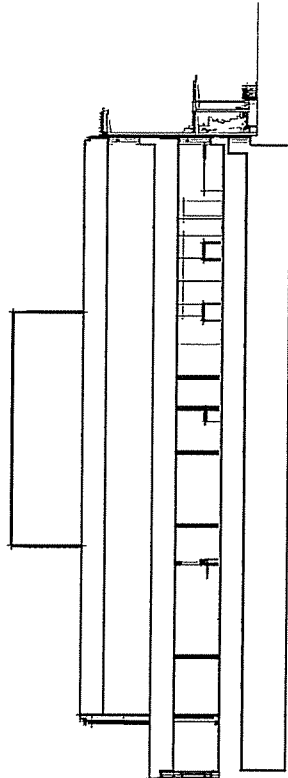


North Elevation

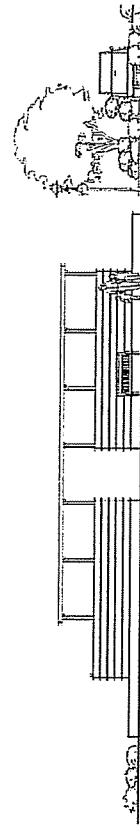
Veterinary Specialty Options

Madison, Wisconsin

*Plantrest
Reynolds
Architects, LP*



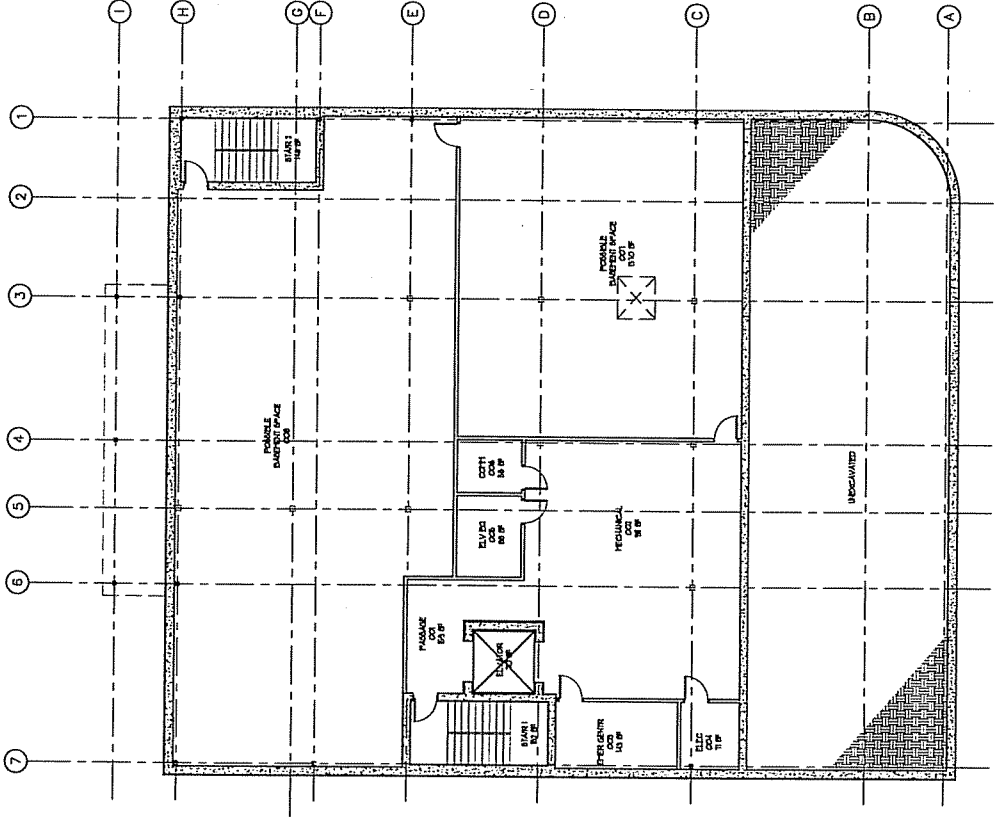
Building Section



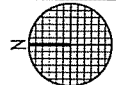
Windbreak Elevation

VETERINARY SPECIALTY OPTIONS
MADISON, WI

Pilunkeat
Reynolds
Architects, LP



BASEMENT PLAN

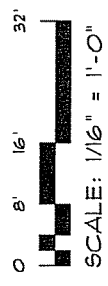
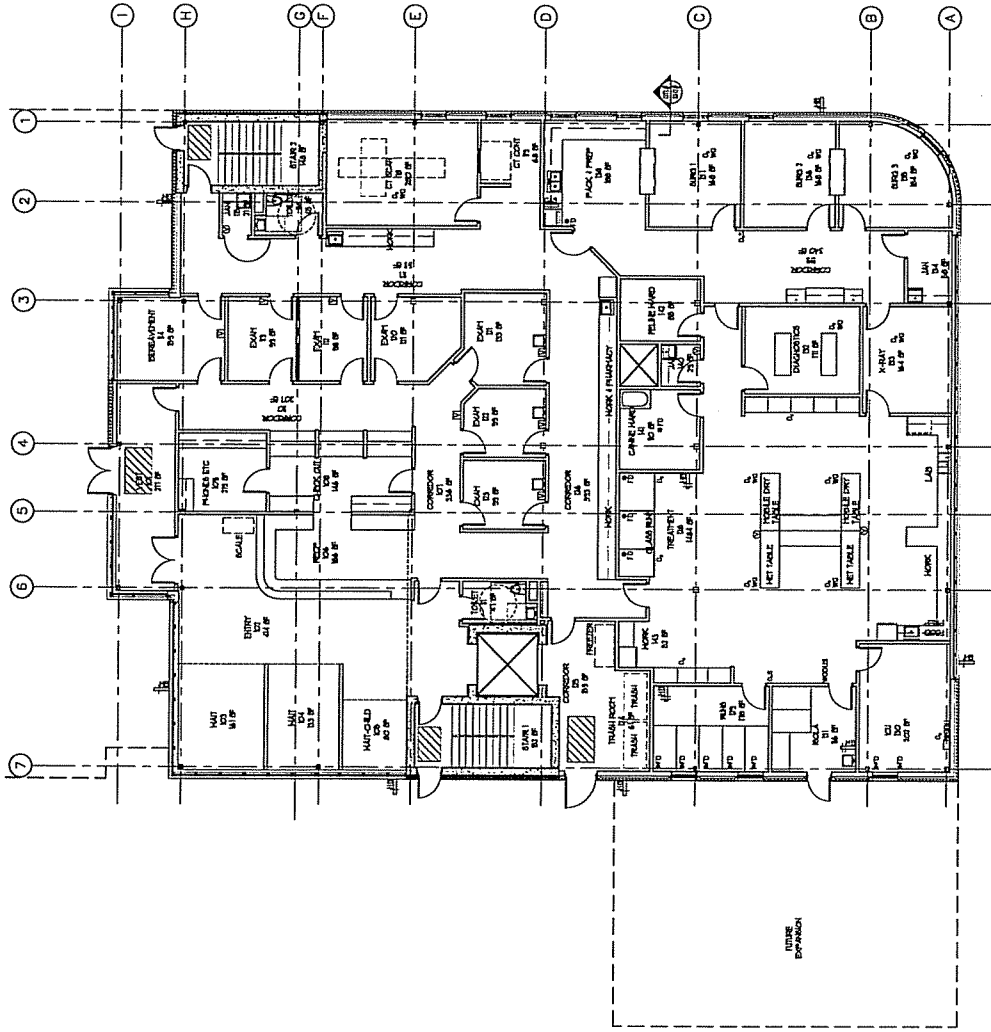


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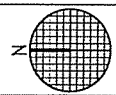
VETERINARY SPECIALTY OPTIONS

MADISON, WI

Plunkett
Raysich
Architects, PC



FIRST FLOOR



03.27.06

