



City of Madison

Proposed Rezoning

Location
4421 Cottage Grove Road

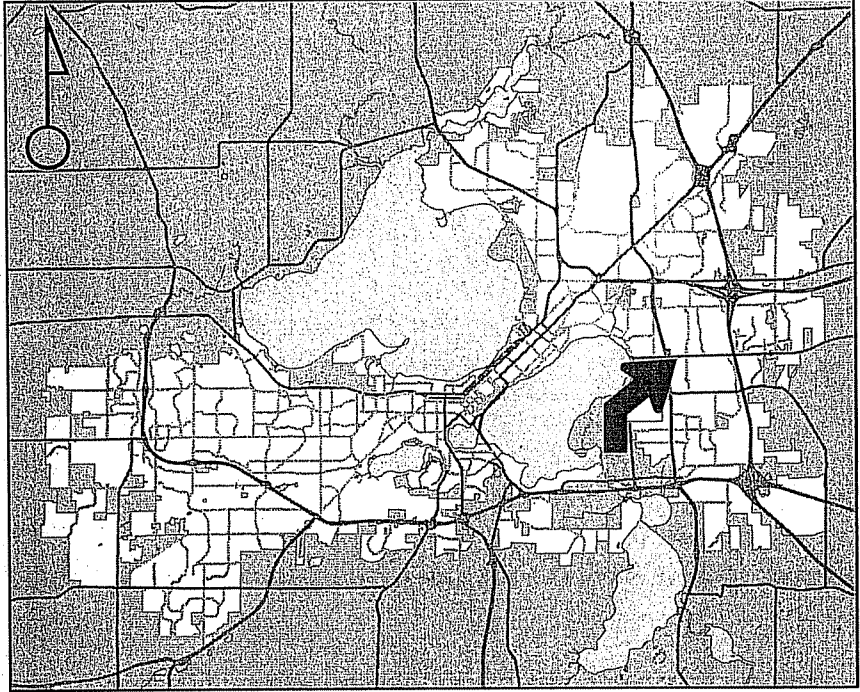
Applicant
Dr Joseph Valenta – Wisconsin Veterinary
Medical Hospital/Jerry McAdow –
Lathrop & Clark, LLP

From: R1 To: C1

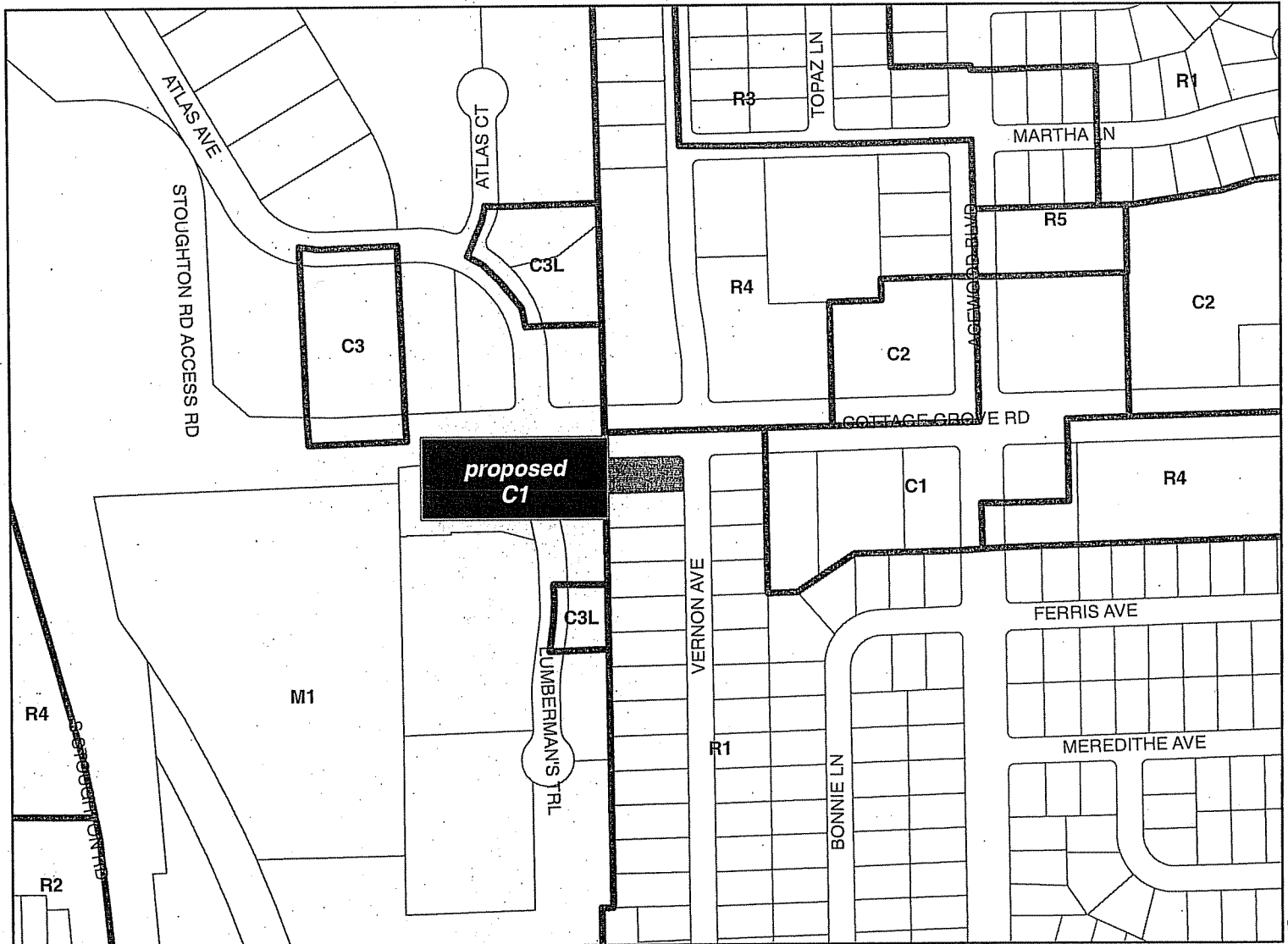
Existing Use
Single Family Residence

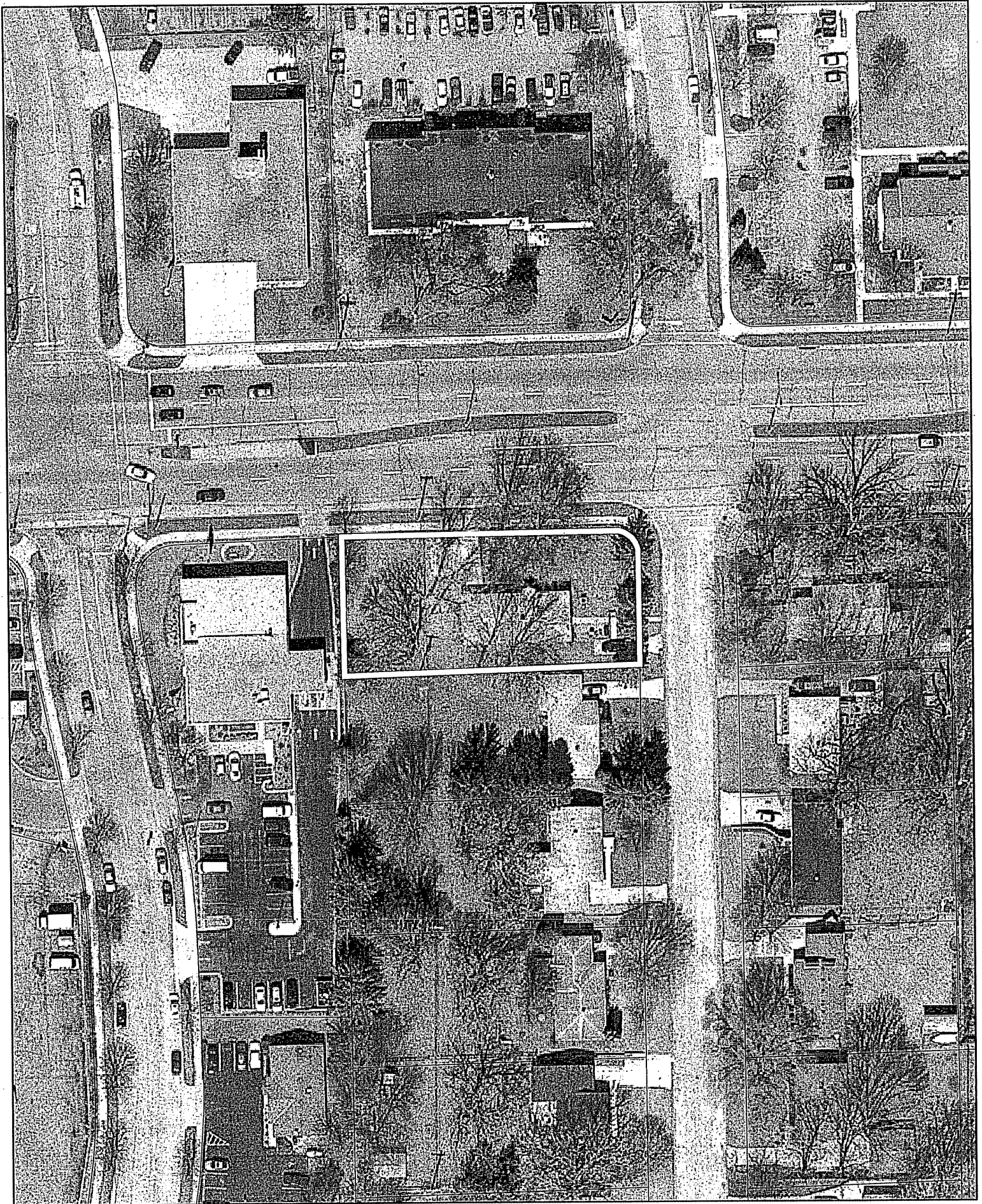
Proposed Use
Convert Residential Structure
into Vet Clinic

Public Hearing Date
Plan Commission
16 October 2006
Common Council
07 November 2006



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







LAW OFFICES

MADISON OFFICE
740 Regent Street, Suite 400
P.O. Box 1507
Madison, Wisconsin 53701-1507
(608) 257-7766
Fax (608) 257-1507
www.lathropclark.com

POYNETTE OFFICE
111 N. Main Street, P.O. Box 128
Poynette, Wisconsin 53955
(608) 635-4324
Fax (608) 635-4690

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Lodi, Wisconsin 53555
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Washington D.C.

Jerry E. McAdow
Direct Telephone: (608) 286-7203
E-mail to jmcadow@lathropclark.com

August 9, 2006

City of Madison Dept. of Planning and Development
Attn: Mr. Brad Murphy
Attn: Mr. William Roberts
215 Martin Luther King, Jr. Blvd
Madison, WI 53703

Re: Letter of Intent in Connection with Land Use Application to Rezone 4421 Cottage
Grove Road, Madison, Wisconsin

To Whom It May Concern:

This Letter of Intent is attached to a Land Use Application submitted to the Madison Plan
Commission and Common Council requesting a change in zoning from its presently
existing R-1 zoning to C-1 zoning for property located at 4421 Cottage Grove Road in
Madison, Wisconsin.

In accordance with the requirements of the Land Use Application, the following information
is submitted in support of the Application for Rezoning:

- 1. Existing Conditions and Uses of the Property: As stated above, present
zoning is R-1 and the property is being used as a residence as of the date of
this application.
2. Proposed Usage: The applicant is a licensed Veterinarian and has been
operating the Pet Care Clinic in the Rolling Meadows Mall for approximately
25 years. The lease for that clinic is not being renewed and the applicant,
Dr. Joseph Valenta, DVM, wishes and needs to relocate and stay in the
same immediate area. To this end, Dr. Valenta proposes to make relatively
minor modifications to the interior of the present structure and continue to
operate his small animal veterinary clinic at this new address.
3. Development Schedule: Closing on the purchase of the property would
occur promptly upon approval of rezoning and commencement of internal

remodeling and the installation of necessary additional parking would begin immediately thereafter.

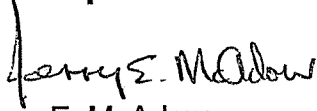
4. **Persons Involved:** The following persons or companies will be involved with the minor construction described above:

Contractor: To be named.

5. **Type of Business:** Dr. Valenta proposes to operate a small animal veterinary clinic on the property.
6. **Number of Employees:** There will be 2-3 full time employees.
7. **Hours of Operation:** The business will operate during standard business hours Monday through Friday, with evening hours once a week. The business will not operate on weekends. Emergency visits will be seen at a different location and no emergency visits are contemplated at this location.
8. **Square Footage or Acreage of the Site:** The acreage of the site is one-third (1/3) of an acre.
9. **Number of Dwelling Units:** None.
10. **Sale or Rental Price Range for Dwelling Units:** N/A
11. **Gross Square Footage of Buildings:** The gross square footage of the building is 1,612 square feet.
12. **Number of Parking Stalls:** The number of parking stalls is currently four, one of which is the garage. Upon approval, an additional handicapped parking stall will be added.

Very truly yours,

Lathrop & Clark LLP


Jerry E. McAdow

JEM:ntp

cc: Dr. Joseph Valenta
wisvet\32\city of madison letter 8-9-06.doc

Legal Description for 4421 Cottage Grove Road:

Lot One (1), Block One (1), Acewood, in the City of Madison, Dane County, Wisconsin.

PIN: 251/0710-103-0316-4

wisvet\32\legal description.doc

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 1200- Receipt No. 73428
 Date Received 8-9-06
 Received By mwa
 Parcel No. 0710-103-0816-4
 Aldermanic District 16- Judy Carlton
 GQ OK
 Zoning District R1
For Complete Submittal
 Application Letter of Intent
 IDUP Legal Descript.
 Plan Sets Zoning Text
 Alder Notification Waiver
 Ngrbrhd. Assn Not. Waiver
 Date Sign Issued 8-9-06

1. Project Address: 4421 Cottage Grove Road **Project Area in Acres:** 1/3 Acre

Project Title (if any): Rezoning to permit small animal veterinary clinic (C-1)

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)

Rezoning from R-1 to C-1 Rezoning from _____ to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP 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: Dr. Joseph Valenta Company: Wisconsin Veterinary Medical Hospitals, S.C.
 Street Address: 7530 Mineral Point Road City/State: Madison, WI Zip: 53717
 Telephone: (608) 833-6585 Fax: (608) 833-3297 Email: _____

Project Contact Person: Jerry E. McAdow Company: Lathrop & Clark, LLP
 Street Address: P.O. Box 1507 City/State: Madison, WI Zip: 53701-1507
 Telephone: (608) 257-7766 Fax: (608) 257-1507 Email: jmcadow@lathropclark.com

Property Owner (if not applicant): David T. and Nora L. Rogers
 Street Address: 4421 Cottage Grove Road City/State: Madison, WI Zip: 53716

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Interior remodeling to facilitate the operation of a small animal veterinary clinic.

Development Schedule: Commencement Completion

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: \$ 1,200.00 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 The City of Madison Comprehensive Plan, which recommends: R-1 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:
Waiver of alder is attached.

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 Brad Murphy Date 7-20-2006 | Zoning Staff Kathy Voeck Date 8-8-2006

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

Printed Name Joseph Valenta Date 8/8/06
Signature [Signature] Relation to Property Owner Buyer (offer to Purchase)

Authorizing Signature of Property Owner [Signature] Date 8/8/06

Jerry E. McAdow

From: Judy Compton [district16@cityofmadison.com]
Sent: Tuesday, August 08, 2006 11:13 PM
To: Kathy Voeck
Cc: Jerry E. McAdow
Subject: RE: 30 day waiver of notice; Rezoning of 4421 Cottage Grove Rd.

Kathy,

I waive the 30 day notice.

Jerry, you and your client should know that we will need to hold a neighborhood meeting. It should be very non-threatening, but I find it necessary. Contact me when you are ready to do this. Also, I would like to meet with staff and you regarding this request. If staff has issues, I need to find out what they are. Who besides Kathy are you working with?

Judy

From: Jerry E. McAdow [mailto:jmcadow@lathropclark.com]
Sent: Tuesday, August 08, 2006 9:39 AM
To: Judy Compton
Subject: 30 day waiver of notice; Rezoning of 4421 Cottage Grove Rd.

Hi Judy:

Although you and I have not discussed this rezoning, it is my understanding that you have discussed it with both my client Joe Valenta, DVM and the broker handling the sale of the property at 4421 Cottage Grove Road. His name is John Blindauer.

As they have described to you, Dr. Valenta is wanting/needing to relocate his small animal vet clinic from the nearby shopping center and would like to operate it out of the residence which presently occupies this address (owner occupied). This would necessitate a rezoning from R-1 to C-1. City Planning has told us that they cannot support this rezoning application because it is not in accord with the recently approved City of Madison Comprehensive Plan. I understand that you are also aware that such a rezoning would not be in accord with the Plan.

In our discussions with the owner (who of course wants to conclude a sale), we have been told that the nature of the property is much more commercial than residential and that there is much too much street noise for this property to continue to be used as a residence. I believe this property is already flanked by commercial uses and of course there is residential to the rear moving away from Cottage Grove Road.

My client would very much like your support for this rezoning.

Also, I understand that you have stated to Dr. Valenta that you will waive the required 30 day notice for meeting with the Alderperson. To this end, I would ask you to send an email to me (copy to) referencing the address of the property (4421 Cottage Road, Madison, WI) waiving this notice. I will append that email to my rezoning application. I need to file this application by noon tomorrow (Wednesday) and so I will appreciate your prompt response.

If you have any questions or comments, I will look forward to hearing from you.

Jerry

8/9/2006

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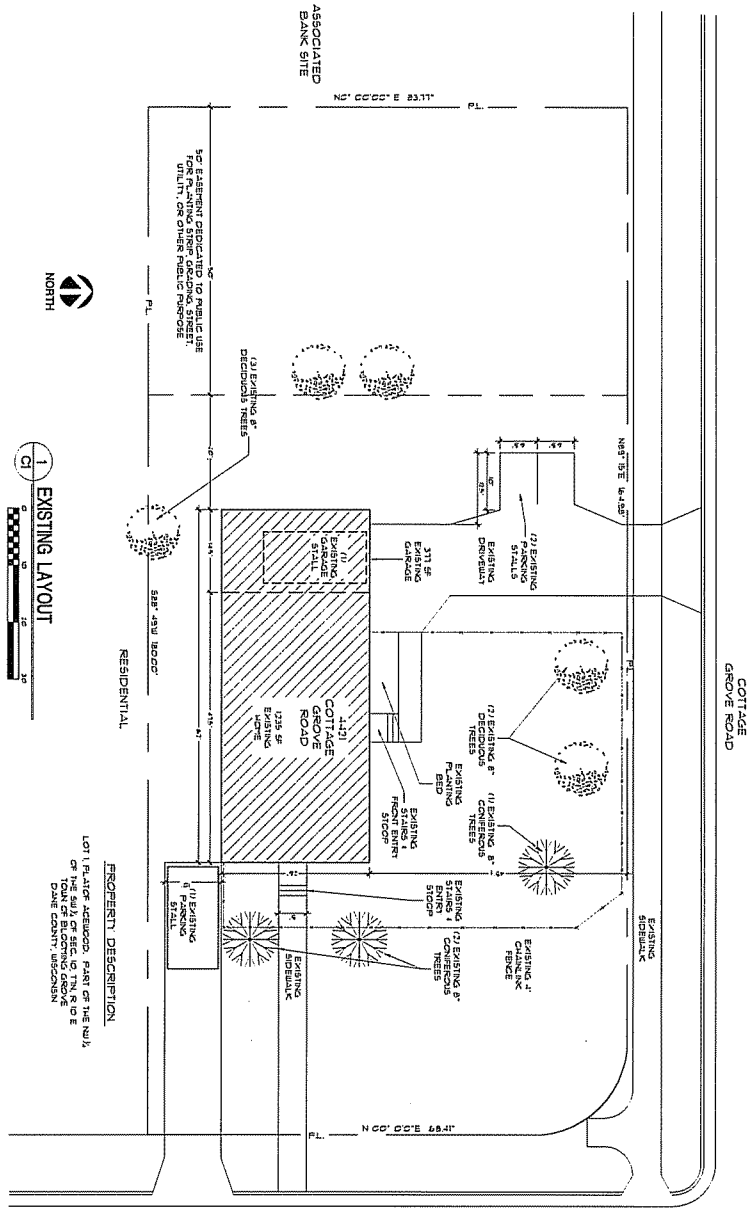
The views, opinions and statements contained in this transmission are not necessarily the views, opinions and statements of Lathrop & Clark LLP.

Jerry E. McAdow
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P.O. Box 1507
Madison, WI 53701-1507
Phone: 608-257-7766
Fax: (608) 257-1507

jerrymca@lathropclark.com
www.lathropclark.com

NOT FOR CONSTRUCTION

DIMENSIONS ARE APPROX



PROPERTY DESCRIPTION
 LOT 1 PLAT OF ACEDICO, PART OF THE NW 1/4 OF THE SW 1/4 SEC. 10 T.16 R.10 E. DANE COUNTY, WISCONSIN

GENERAL NOTES
 1. ALL INFORMATION IS BASED UPON CONCEPTUAL DRAWINGS PROVIDED BY THE DEVELOPER. A COMPLETE AS-BUILT SURVEY OF THE PROPERTY MUST BE OBTAINED PRIOR TO CONSTRUCTION.
 2. LOT LINE DIMENSIONS AND BEARINGS ARE PER THE PLAT OF ASBWOOD DOCUMENT RECORDED WITH DANE COUNTY.

CONTACTS
 Design Consultant: Valenti Veterinary Medical Hospital
 2000 Valley Road
 Madison, WI 53718
 (608) 234-5555
 Owner: Dr. Joe Valenta
 710 Royal Street, Suite 400
 Madison, WI 53703-9577
 (608) 257-7780

MAYO CORPORATION
 11111 Grand Canyon Drive
 Jacksonville, FL 32256
 (904) 833-0828
 (904) 833-0726 (fax)

REVISION	DATE	DESCRIPTION

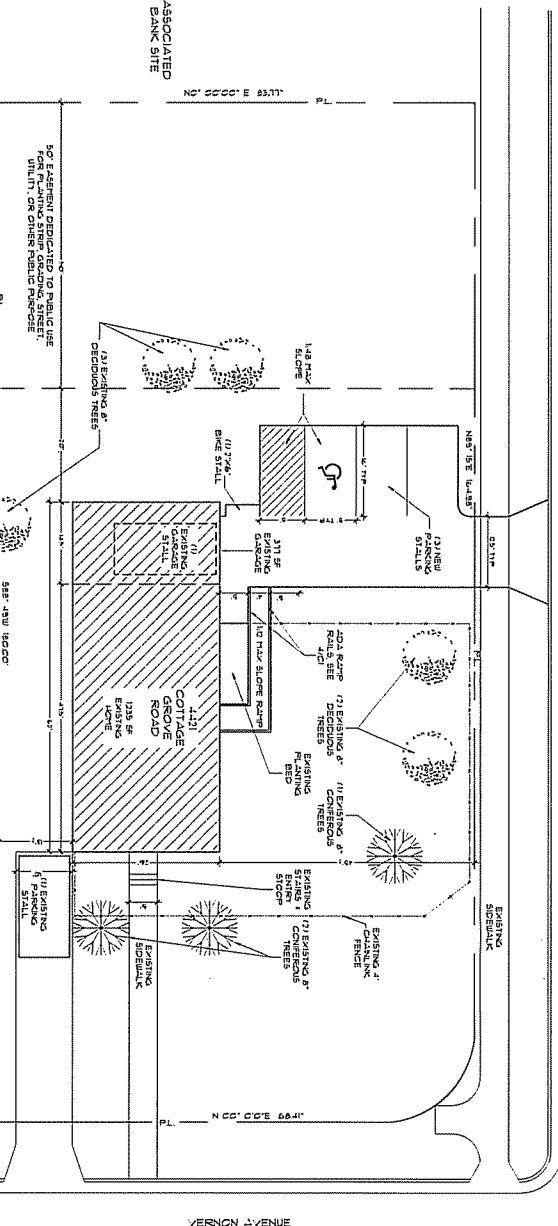
Drawn By: LAJ
 Checked By: RBG/2/06
 App. No.: WV-01-06
 The information contained herein is the property of Mayo Corporation and is intended for use only for the project and site specifically identified herein. It is not to be used for any other project or site without the prior written consent of Mayo Corporation.
 © 2006 Mayo Corporation
 SHEET C1

NOT FOR CONSTRUCTION

DIMENSIONS ARE APPROX

GENERAL NOTES

1. RECYCLE PARKING SHALL BE LOCKABLE ENCLOSED LOCKERS OR RACKS OR EQUIVALENT STRUCTURE ON LOT WITH THE PROPOSED SIGNAGE. ALL LOCKERS AND RACKS MUST BE SECURELY LOCKED AND KEYS MUST BE KEPT BY THE PROPERTY OWNER. ALL LOCKERS AND RACKS MUST BE SECURELY LOCKED AND KEYS MUST BE KEPT BY THE PROPERTY OWNER. ALL LOCKERS AND RACKS MUST BE KEPT BY THE PROPERTY OWNER.
2. TRASH REMOVAL/STORAGE, SNOW REMOVAL, AND LANDSCAPE MAINTENANCE BY PRIVATE SERVICE.
3. ALL INFORMATION IS BASED UPON CONCEPTUAL DRAWINGS PROVIDED BY THE OWNER. A COMPLETE ACCOUNT STATEMENT OF THE PROPERTY DIMENSIONS SHALL BE SUBMITTED WITH ALL DOCUMENTS.
4. LOT LINE DIMENSIONS AND BEARINGS ARE PER THE PLAT OF ACWOOD DOCUMENT RECORDED WITH DANE COUNTY.



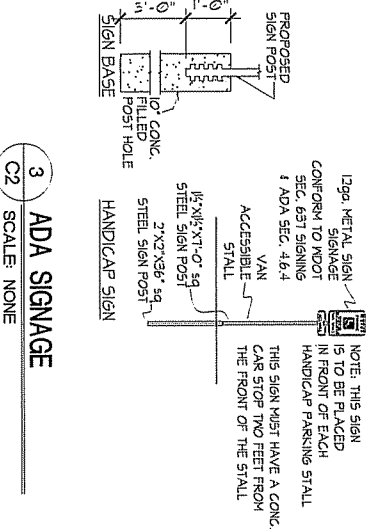
2 CONCEPTUAL LAYOUT



PARKING LOT P.L. IN SITE INCORPORATION BLOCK	
Site Address:	421 Cottage Grove Road, Madison, WI 53716-1234
Site Name:	WISCONSIN VETERINARY MEDICAL HOSPITAL
Prepared By:	MAYO CORPORATION
Date:	08/27/20
Project No.:	190-2102
Drawn By:	LAL

SITE AND BUILDING INFORMATION	
Total Lot Area:	21 ACRES
Building Footprint Area:	145,000 sq. ft.
Building Permitted Area:	120,000 sq. ft.
Remaining Available Area:	145,000 sq. ft.
Total Square Footage of Building:	145,000 sq. ft.

UNDESIGNED ACCESSIBLE PARKING STALLS REQUIRED	
Number of Accessible Parking Stalls Required:	1
Number of Accessible Parking Stalls Provided:	5
Total Number of Accessible Parking Stalls:	5

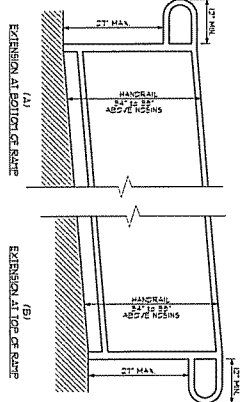


3 ADA SIGNAGE

SCALE: NONE

4 ADA RAMP RAILING

SCALE: NONE



REVISION	DATE	CONTENTS
1		CONCEPTUAL PARKING LAYOUT
2		WISCONSIN VETERINARY MEDICAL HOSPITAL 421 COTTAGE GROVE ROAD MADISON, WI 53716-1234 OWNER: DR. JOE VALENTA



C2