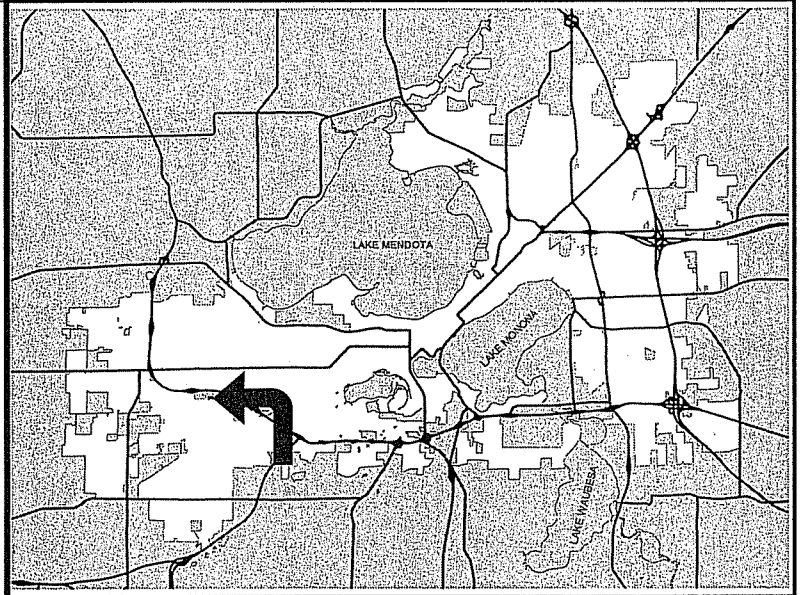


# CITY OF MADISON

# Proposed Rezoning

Location: 6510 Watts Road  
 Applicant: Dynatron Research Inc./  
Kenneth J. Lambrecht -Watts & Struck, LLC  
 From TEMP A District(s)  
 To C3 District(s)  
 Existing Use: Two Small Buildings  
 Proposed Use: Vet Clinic & Pet Boarding  
 File No. \_\_\_\_\_  
 Public Hearing Dates:  
 Plan Commission 20 June 2005  
 Common Council 05 July 2005



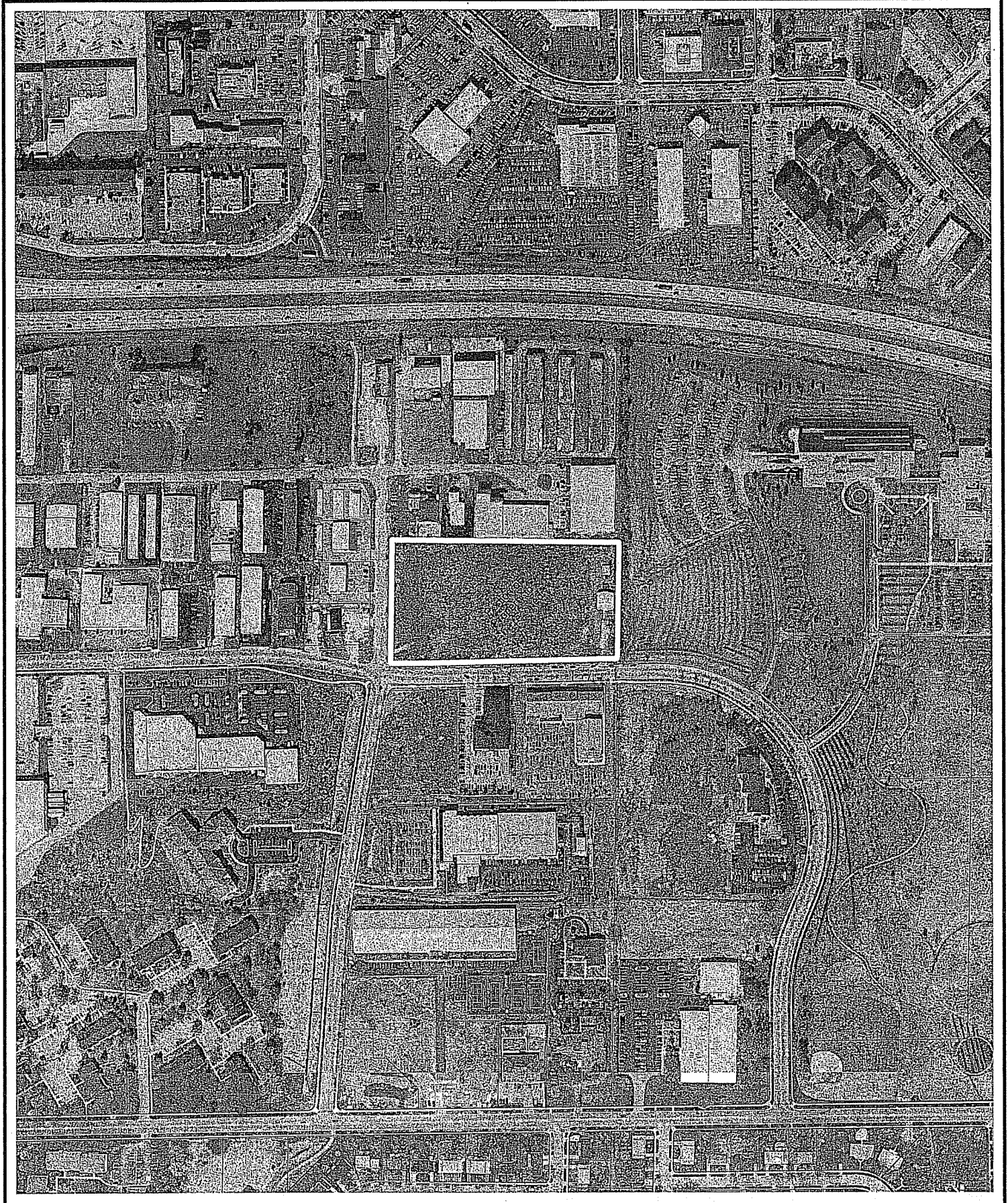
For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635



# 6510 Watts Road

400 0 400 Feet

*Date of Aerial Photography - April 2000*



# 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- Application effective February 18, 2005

## FOR OFFICE USE ONLY:

Amt. Paid \$ 500.00 Receipt No. 59836  
Date Received 4/12/15  
Received By [Signature]  
Parcel No. \_\_\_\_\_  
Aldermanic District \_\_\_\_\_  
GQ \_\_\_\_\_  
Zoning District \_\_\_\_\_  
**For Complete Submittal**  
Application  Letter of Intent   
IDUP \_\_\_\_\_ Legal Descript.   
Plan Sets  Zoning Text \_\_\_\_\_  
Alder Notification \_\_\_\_\_ Waiver \_\_\_\_\_  
Ngrhd. Assn Not. \_\_\_\_\_ Waiver \_\_\_\_\_  
Date Sign Issued \_\_\_\_\_

1. **Project Address:** 6510 Watts Road **Project Area in Acres:** 5.83

**Project Title (if any):** \_\_\_\_\_

2. **This is an application for:** (check at least one)

<input checked="" type="checkbox"/> <b>Zoning Map Amendment</b> (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input checked="" type="checkbox"/> Rezoning from <u>A1</u> to <u>C3</u>	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Kenneth J. Lambrecht Company: Watts & Struck LLC

Street Address: 5712 Raymond Road City/State: Madison, WI Zip: 53711

Telephone: (608) 271-5277 Fax: (608) 271-8533 Email: klambdvm@westsidefamilypet.com

Project Contact Person: Kenneth J. Lambrecht Company: Watts & Struck LLC

Street Address: 5712 Raymond Road City/State: Madison, WI Zip: 53711

Telephone: (608) 271-5277 Fax: (608) 271-8533 Email: klambdvm@westsidefamilypet.com

Property Owner (if not applicant): Dynatron Research Foundation

Street Address: 6743 Bay Shore Drive City/State: Egg Harbor, WI Zip: 54209-9054

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: Development of a pet care campus, including a full service veterinary clinic; pet fitness center, pet daycare and pet boarding.

Development Schedule: Commencement June 30, 2005 Completion March 31, 2006

CONTINUE → 5

**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 ½ 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:** \$ 2400 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](mailto: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 for Zoning Map Amendments shall be in accordance with all adopted City of Madison land use plans:

→ *The site is located within the limits of \_\_\_\_\_ Plan, which recommends: \_\_\_\_\_ 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:*  
I spoke with Jed Sanborn on March 25th and sent him a letter via email on April 6th following his election

*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 3/17/05 | Zoning Staff Ron Towe Date 4/8/05

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

Printed Name Kenneth J. Lambrecht Date 4/12/05

Signature  Relation to Property Owner Contract Purchaser

Authorizing Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_ **5**



Letter of Intent  
6510 Watts Road  
April 12, 2005

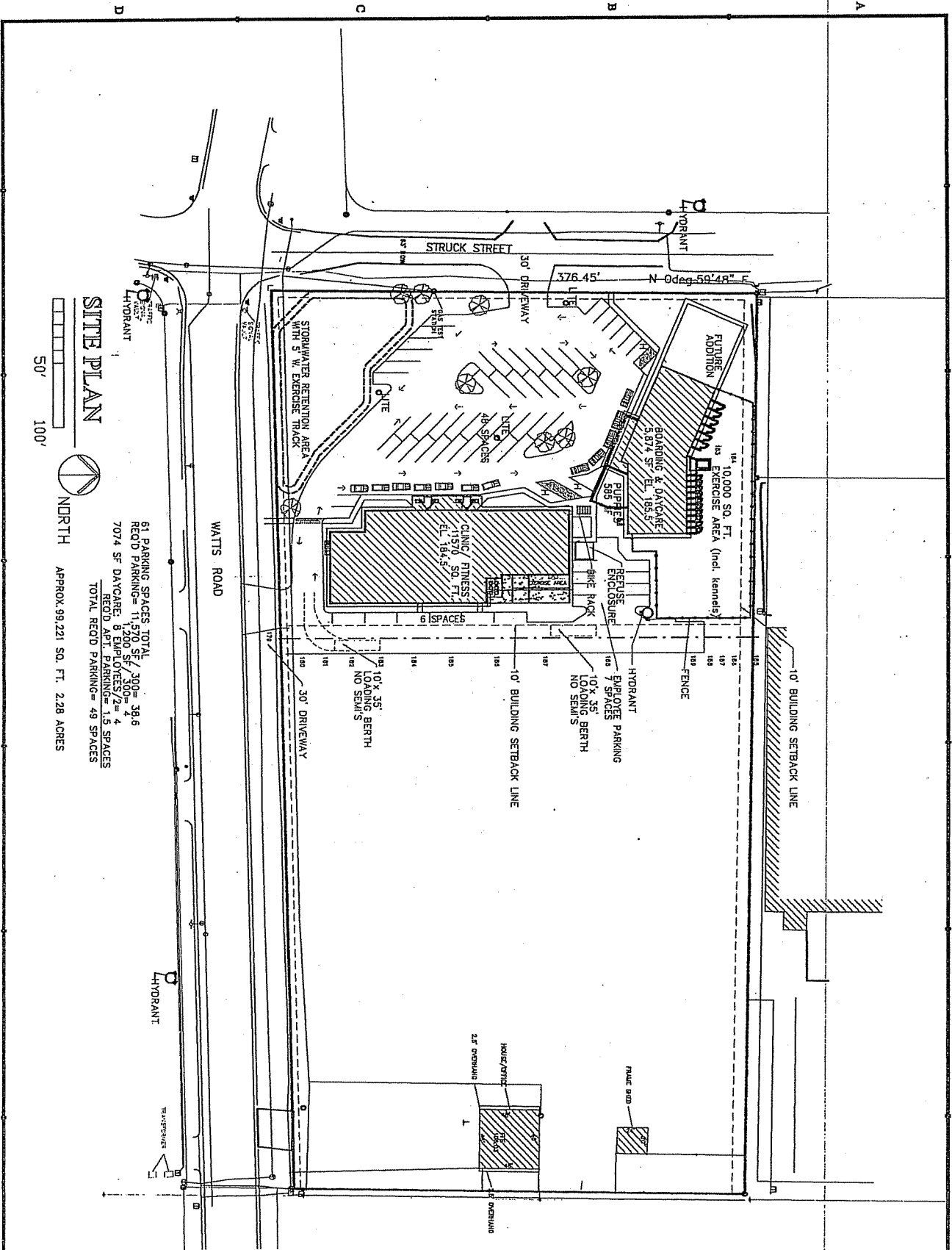
6510 Watts Road is currently owned by Dynatron Research Foundation. Watts & Struck LLC has executed a non-contingent purchase agreement to acquire the property from Dynatron Research Foundation.

The property is bound by Watts Road to the south, Struck Street to the west, various commercial developments located in the Town of Middleton to the north, and the Rayovac corporate campus to the east. The site contains approximately 5.83 acres or 253,190 square feet.

The site is primarily vacant land, but contains two (2) small buildings near its easterly boundary. The applicant intends to subdivide the property into two (2) lots. The westerly most lot (at the corner of Watts Road and Struck Street) is intended to be developed as a pet care campus, including a full service veterinary clinic with fitness center and an animal boarding and daycare. The veterinary clinic and pet fitness center will be in a separate building from the boarding and daycare center. The applicant does not have specific plans to develop the easterly most portion of the property at this time.

The applicant intends to commence development of the pet campus in August, 2005, with a scheduled completion date in March, 2006 and occupancy in April, 2006. All of the structures constructed on the property will be for commercial use. The pet clinic and fitness center building will contain approximately 11,500 square feet of space and the pet boarding and daycare center building will contain approximately 5,875 square feet of space. It is anticipated that the pet campus development will contain at least 49 parking spaces. Other information about the proposed use of the property is as follows:

1. The approximate number of employees is as follows: \_\_\_\_\_ 15 \_\_\_\_\_
2. The hours of operation are: \_ 7AM to 7PM \_\_\_\_\_
3. The applicant's building contractor is: \_ none selected at this time \_\_\_\_\_
4. The applicant's architect is: Bill Montelbano
5. The applicant's engineer is: Arnold & O'Sheridan, Inc.
6. The applicant's business manager is: \_ Laura Bartel \_\_\_\_\_



**SITE PLAN**

61 PARKING SPACES TOTAL  
 RECD PARKING= 11,570 SF / 300= 38.6  
 7074 SF DAYCARE: 8 EMPLOYEES/2= 4  
 RECD APT. PARKING= 1.5 SPACES  
 TOTAL RECD PARKING= 49 SPACES



NORTH

APPROX. 99,221 SQ. FT. 2.28 ACRES

FOR INFORMATIONAL PURPOSES ONLY!

SW1	DESIGN NO.	240
	ISSUED FOR DATE	

**Westside Family Pet Clinic/ Club Bow Wow**  
 Madison, Wisconsin

**BILL MONTEBRAND ARCHITECT AIA**  
 ARCHITECTURAL INTERIORS PLANNING ENGINEERING  
 4 WATERLOO BLVD. SUITE 200 MADISON, WISCONSIN 53703  
 TEL: 608/261-1111 FAX: 608/261-1112

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