

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: May 16, 2007
UDC MEETING DATE: May 23, 2007

Action Requested
 Informational Presentation
 Initial Approval and/or Recommendation
 Final Approval and/or Recommendation

PROJECT ADDRESS: 4905 Ellestad Drive
ALDERMANIC DISTRICT: 16

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
Sara Investment Real Estate LLC ONE Plus Architecture
1612 N. High Point Rd, Suite 201 113 W. Main
Middleton, WI 53562 Sun Prairie, WI 53590

CONTACT PERSON: Joseph L. Powellka, AIA
Address: 113 West Main
Sun Prairie, WI 53590
Phone: 608/837-8022
Fax: 608/837-8132
E-mail address: oneplus@charus.net

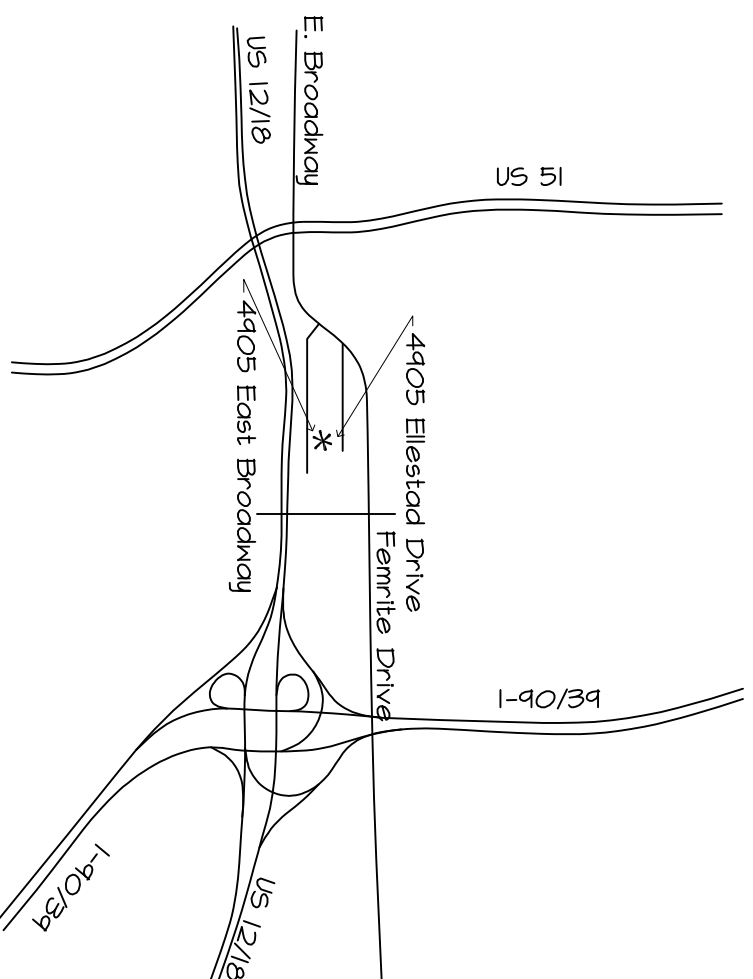
- TYPE OF PROJECT:
(See Section A for:)
- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - New Construction or Exterior Remodeling in 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.

Veterinary Emergency Services

4905 E. Broadway
Madison, WI

For
Sarah Investments
Real Estate LLC
Middleton, WI



Site Location Map
not to scale

SHEET INDEX

SHEET	TITLE	
CSI	Cover Sheet, Symbols, Abbreviations,	1
SD1	Sheet Index, Site Location Map	NI
SD2	Site Survey	3
SD3	Site Plan	4
SD4	Storm Water & Erosion Control Plan	5
A1	Landscaping Plan & Schedule	NI
A2	Foundation Plan, Notes & Details	7
A3	Floor Plan	8
	Elevations	

I certify that the architectural plans and specifications for this project have been prepared by me or under my direct supervision and that I am a registered architect in the State of Wisconsin.

Joseph L. Ponejka, AIA
Wisconsin Registration 5631

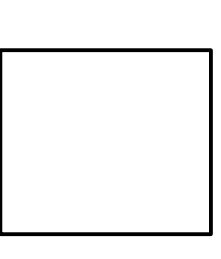
Date _____

ONE PLUS ARCHITECTURE
ONE Plus, Inc.
113 West Main St.
Sun Prairie, WI 53590-2405
V: 608/837-8022
F: 608/837-8132
E-mail: oneplus@cornus.net

**Veterinary
Emergency
Services**
4905 E. Broadway
Madison, WI

for
Sarah Investments
Real Estate LLC
Middleton, WI

WARNING: Preliminary drawing
not for construction.



WARNING: Print at 1/8 scale if in
LXIT format.

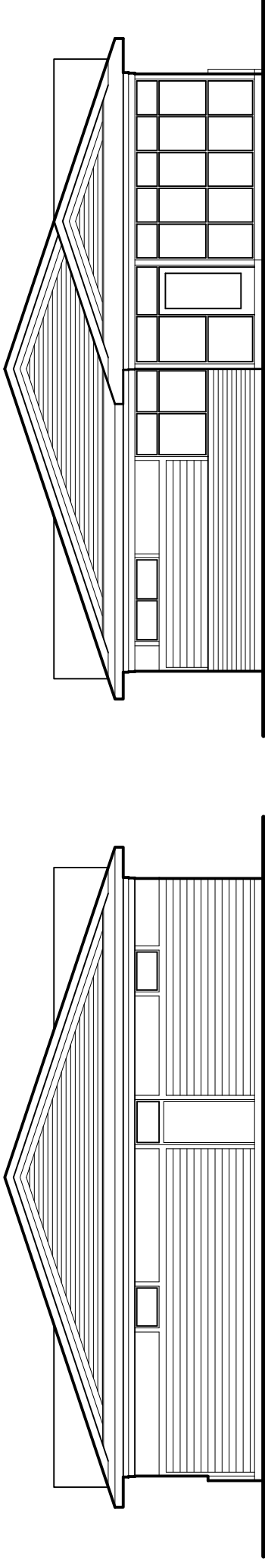
ISSUE DATE:	5/15/07
REVISION	DESCRIPTION

CONTENTS:
Cover Sheet, Sheet
Index, Location Map,
Abbreviations

DRAWN:
CHECKED: JLP
PROJECT NO: 27010.00
SHEET:

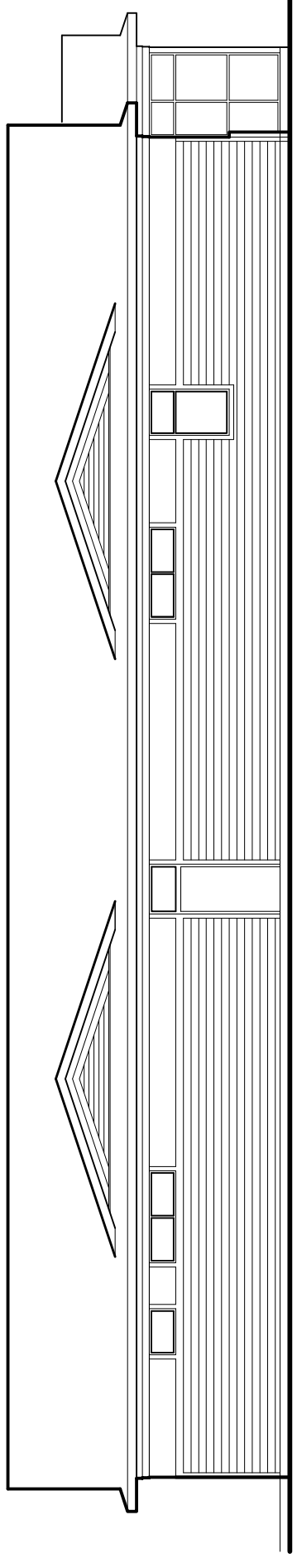
CSI

SHEET 1 OF X

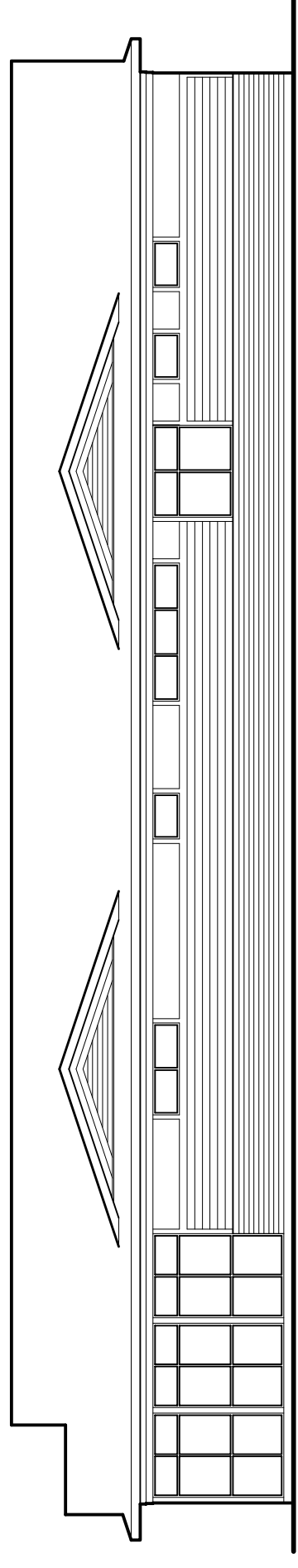


North Elevation
 $\frac{3}{16}'' = 1'-0''$

South Elevation
 $\frac{3}{16}'' = 1'-0''$



West Elevation
 $\frac{3}{16}'' = 1'-0''$

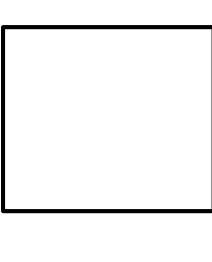


East Elevation
 $\frac{3}{16}'' = 1'-0''$

**Veterinary
 Emergency
 Services**
 4405 E. Broadway
 Madison, WI

For
**Sarah Investments
 Real Estate LLC**
 Middleton, WI

WARNING: Preliminary drawing,
 not for construction.



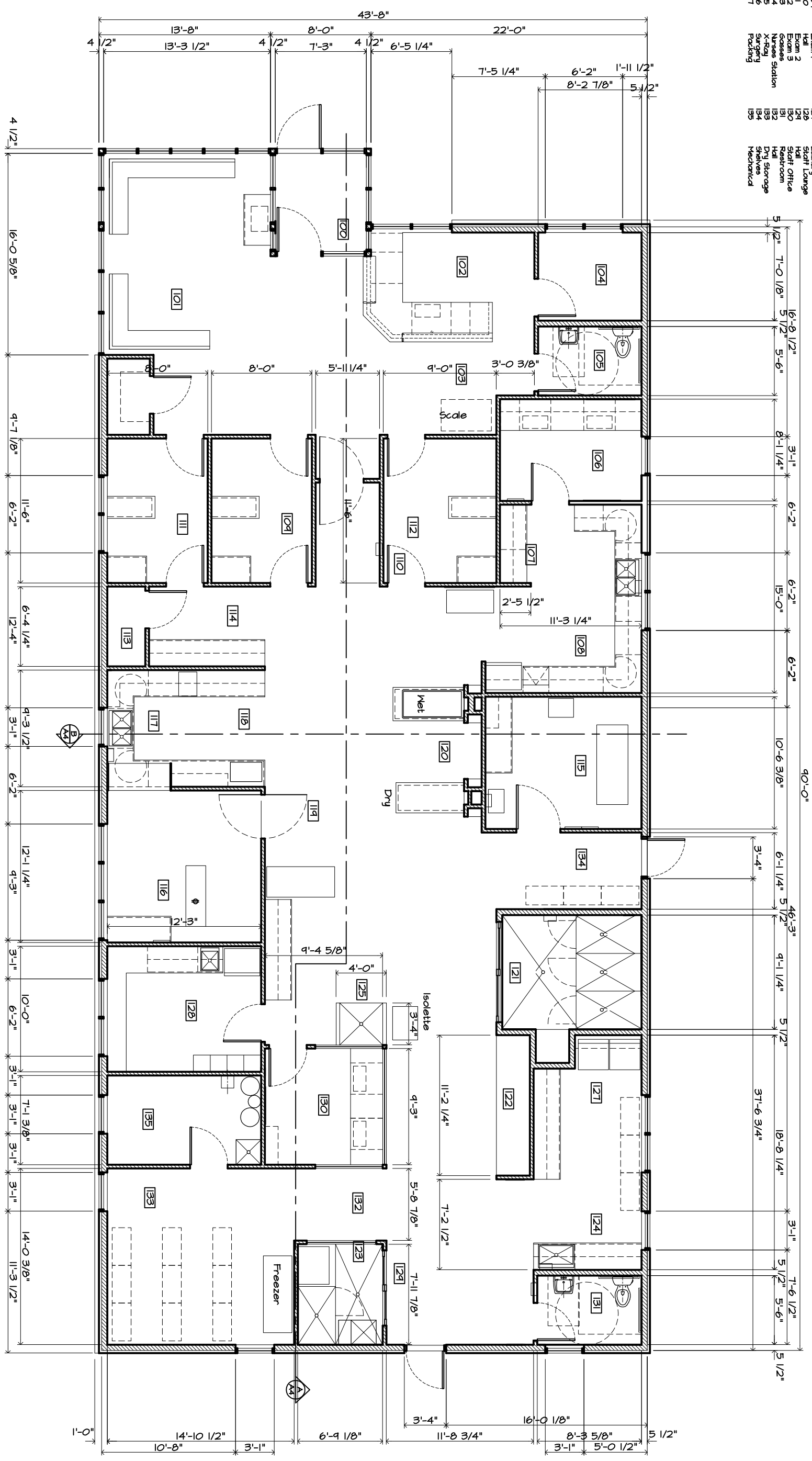
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 ICF format.

REVISION	DATE	DESCRIPTION

ISSUE DATE: 5/15/07

CONTENTS:
 Building Elevations

Room No.	Room	Room No.	Room
100	Vestibule	118	Scrub
101	Waiting	119	Preparation
102	Reception	120	Treatment
103	Office	121	Exam
104	Office	122	Exam
105	Restroom	123	Restroom
106	Pharmacy	124	Food Prep
107	Pharmacy	125	Recovery
108	Lab	126	Not Used
109	Exam 1	127	Laundry
110	Hall	128	Staff Lounge
111	Exam 2	129	Hall
112	Exam 3	130	Staff Office
113	Exam 4	131	Restroom
114	X-Ray	132	Heatroom
115	Surgery	133	Drugs Storage
116	Packing	134	Shower
117		135	Mechanical



Floor Plan
1/4" = 1'-0" 4088 GSF

ONE PLUS ARCHITECTURE
113 West Main St.
Sun Prairie, WI 53590-2405
P: 608/837-8022
F: 608/837-8132
E-mail: oneplus@oneplus.net

Veterinary Emergency Services
405 E. Broadway
Madison, WI

for
Sarah Investments Real Estate LLC
Middleton, WI

MARKING: Preliminary drawing, not for construction.

MARKING: Print at 3 scale if in Ix1T format.

REVISION	DATE	DESCRIPTION
ISSUE DATE: 5/15/07		

CONTENTS:
Floor Plan

Veterinary Emergency Services for Sara Investments Real Estate LLC
4905 East Broadway

Sara Investments is constructing a new building for Veterinary Emergency Services on the property located at 4905 Ellestad Drive. The site is a long narrow lot (approximately 105'x470') that faces on both Ellestad to the north and East Broadway to the south. It is the intent to face the new building onto Broadway and subdivide the lot in the future into two lots. The address for the facility on Broadway would be 4905 East Broadway.

Veterinary Emergency Services provide emergency care services to small animals, primarily dogs and cats. While the facility is open 24/7, much of the activity occurs at night and on the weekends. The facility will include three examination rooms, a large treatment room, radiology and a surgery suite, an isolation room, holding areas for recovering animals and support spaces.

A 4,074 GSF single story facility is planned to meet the needs of the clinic. The exterior will consist of primarily lapped fiber-cement siding with a masonry wainscot on the south & east elevation (the two visible elevations from Broadway). The exterior walls of the Entrance-Waiting Area at the southeast corner of the building will be floor-to-ceiling reflective glass. During the day, the reflectivity of the glass will clearly identify the entrance area to the Clinic while at night the lighting inside will provide the same identity. Windows in the remainder of the Clinic will largely occur in a band between 7-9 feet above the floor. The intent is to provide natural light into the Clinic while maximizing wall area and maintaining privacy. The window sills will be dropped in the Staff Lounge and Doctor's Office to allow exterior views. Architectural grade shingles will be utilized on a 4:12 pitch gabled roof. A roof edge will be returned around the gable ends to provide solar shading for the glazing. Colors for the building, while not yet selected, will largely be earth tones and greens.

Storm Water Management requirements, and the narrowness, slope and flatness of the site result in the retention basin being placed in front of the building and consuming a majority of the front yard. Efforts to utilize water tolerant plant species are demonstrated in the landscaping and in an attempt to reduce the impact of the retention basin on the building image. Parking is split into two sections, one for the clients in the front of the building and close to the building entrance and the second for staff in the rear of the building.

Signage will consist of a monument sign at the front entrance and signage in the upper gable of the south elevation. Site lighting and exterior mechanicals have not been included as they will be design-build.

Transmittal Cover Sheet

To: Al Martin

Company: Urban Design Commission, City of Madison

Date: May 16, 2007

Quantity	Item
1	Application for an Informational Presentation on May 23rd
1	Application for a Final Approval on June 6th
1	check 3624 for \$300 for Final Approval submission
14	sets of plan materials & project description
1	CD of submissions

Comments:

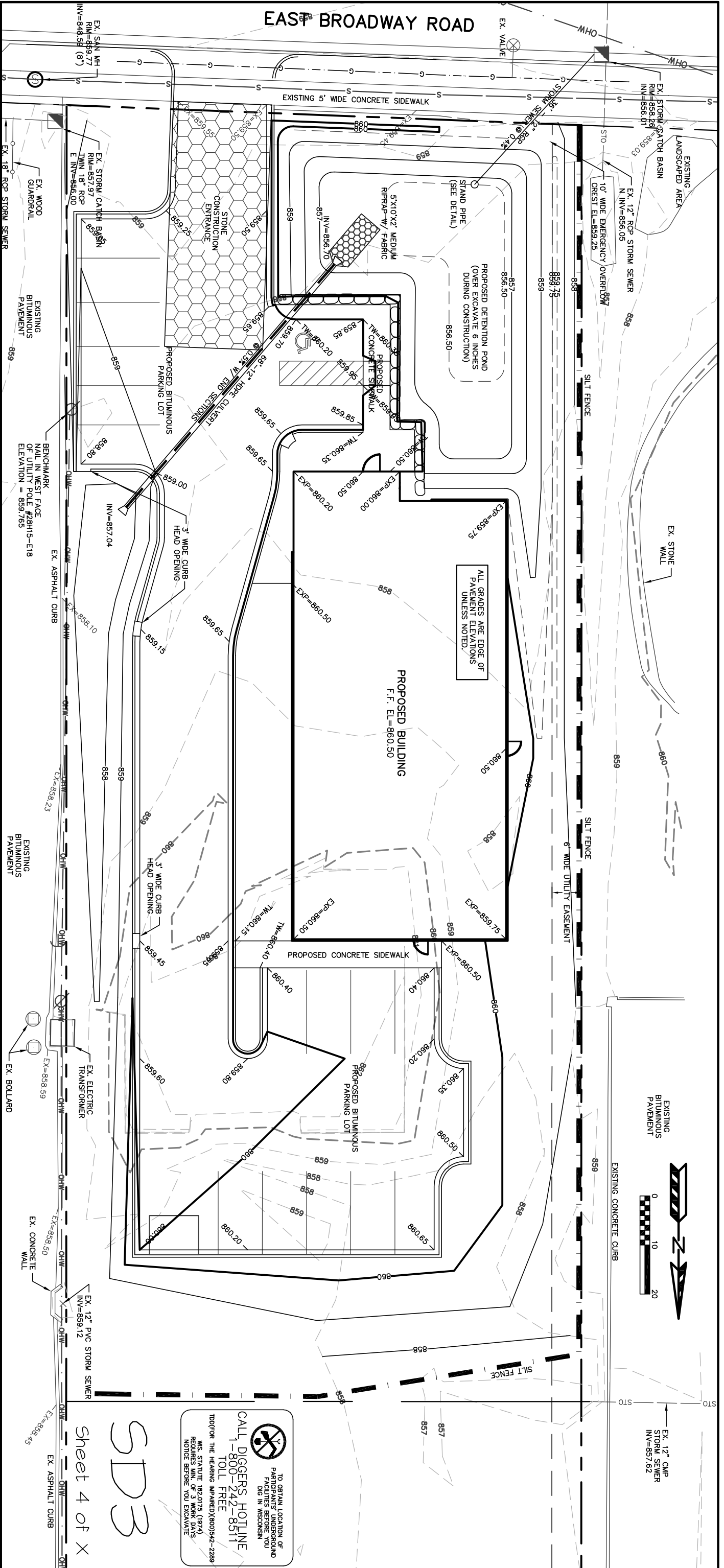
Al,

Please find the referenced materials attached. It is our intent to submit revised plan materials as required for the Final Approval and/or Recommendations by May 30th following our informational review. Please let me know if I am missing any items that might be useful in the review.

Sincerely,

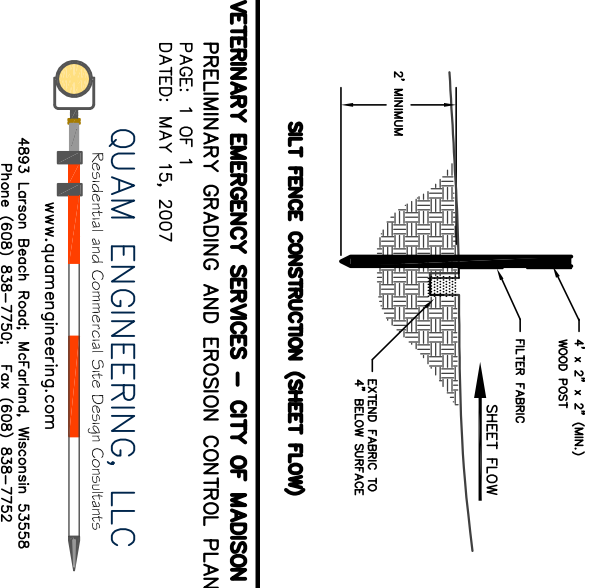
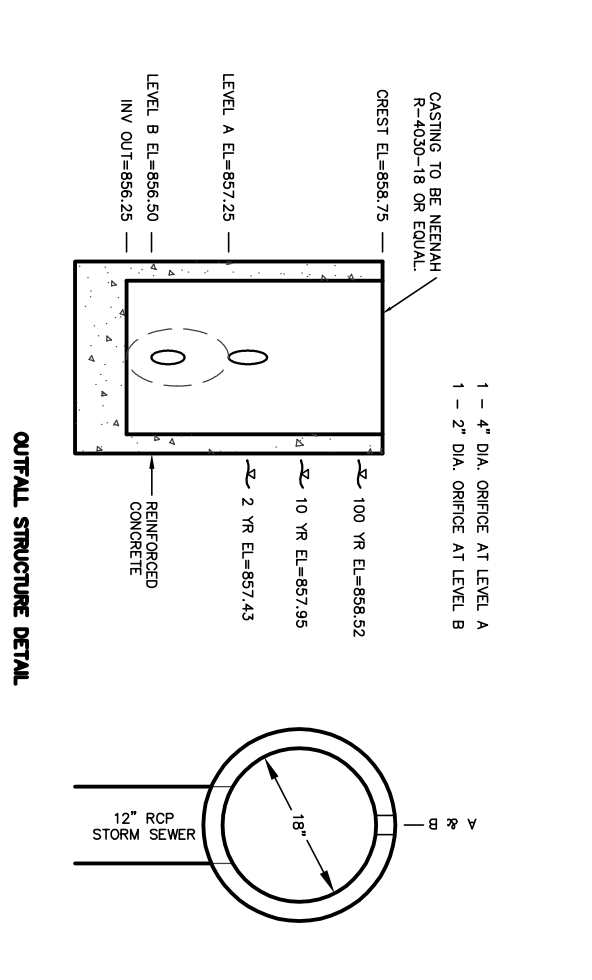
Joseph L. Powelka, AIA





EROSION NOTES:
 THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY OR MORE FREQUENTLY, AS REQUIRED BY THE CITY.
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. WOOD TYPE "D" INLET PROTECTION SHALL BE INSTALLED AT ADVANCE INLETS ON EAST BROADWAY ROAD.
 SILT FENCE AND STOCKPILES SHALL BE FIELD LOCATED BY THE ENGINEER.
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 2:1.
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR. ACCEPTANCE OF THIS PROJECT EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
 ALL PERVIOUS AREAS SHALL BE DEEP TILLED PRIOR TO FINAL RESTORATION.

TIME SCHEDULE:
 JUNE 4 - 7, 2007
 JUNE 8 - OCTOBER 31, 2007
 RESTORATION NOTES:
 ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICABLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. AN EQUAL AMOUNT OF ANNUAL FERTILIZER SHALL BE ADDED TO THE MIX.
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE.
 FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 18% PHOSPHORIC ACID, NOT LESS THAN 8% POTASH, NOT LESS THAN 8%.



VETERINARY EMERGENCY SERVICES - CITY OF MADISON
 PRELIMINARY GRADING AND EROSION CONTROL PLAN
 PAGE: 1 OF 1
 DATED: MAY 15, 2007

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4893 Larson Beach Road, McFarland, Wisconsin 53558
 Phone (608) 838-7750, Fax (608) 838-7752

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SD3
 Sheet 4 of X