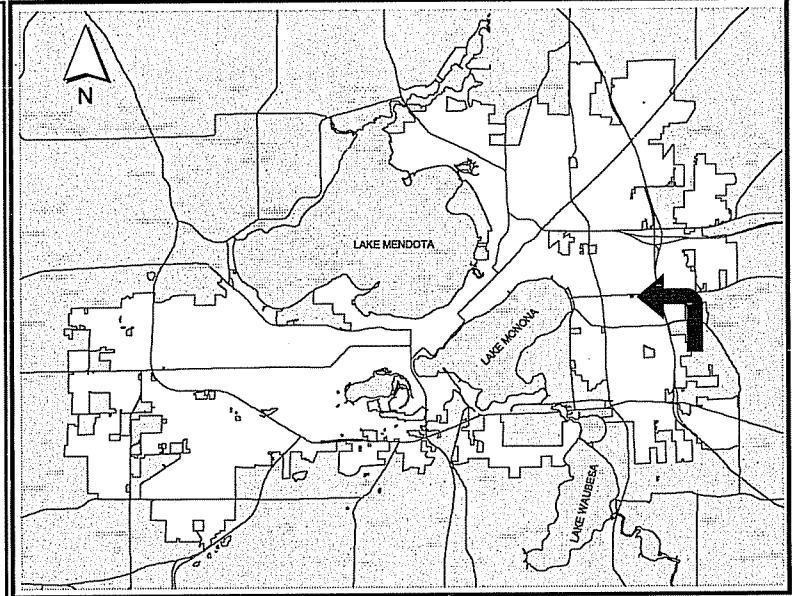


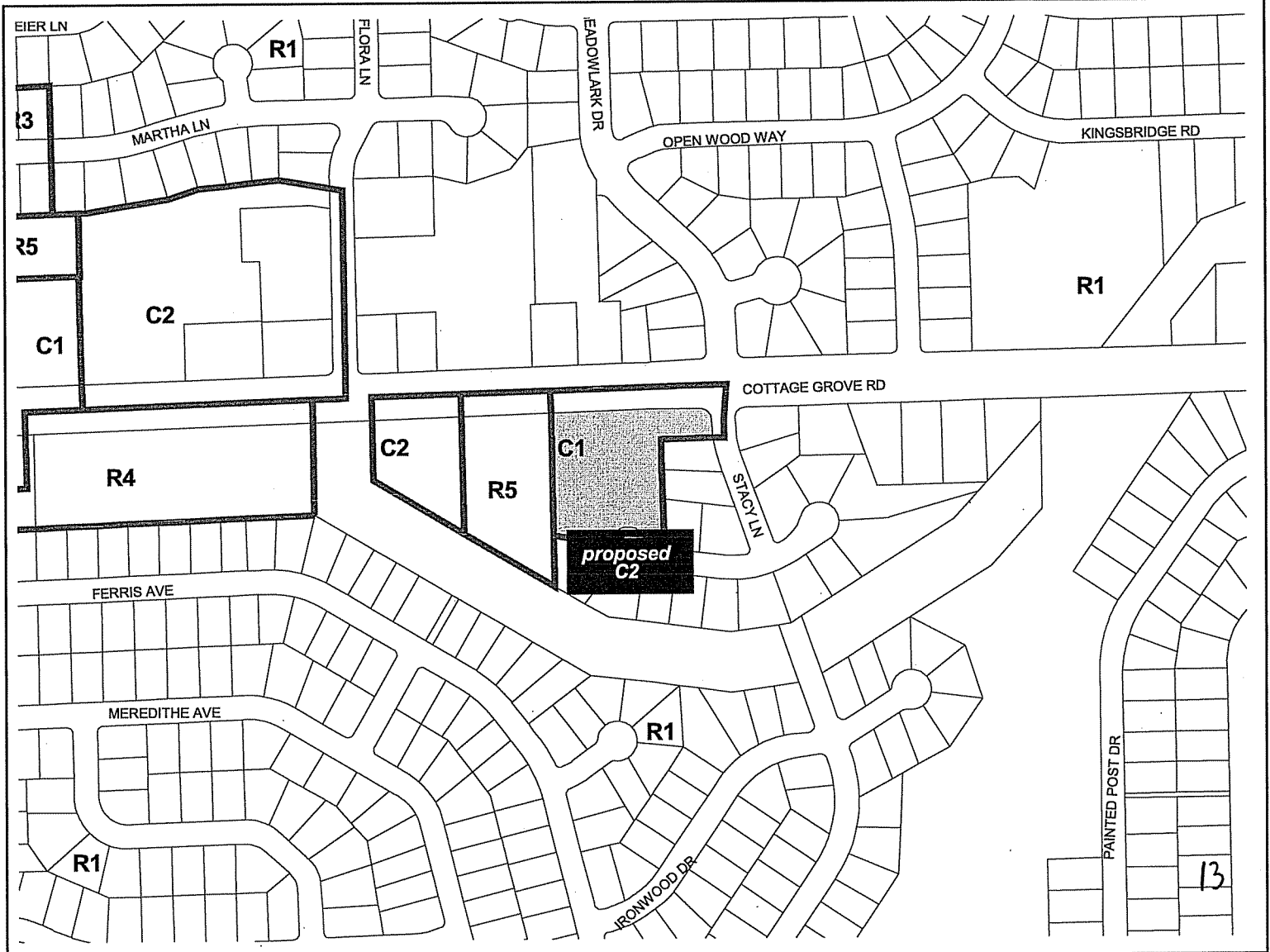
# CITY OF MADISON

# Proposed Rezoning

Location: 4901 Cottage Grove Road  
Applicant: Sheryl Green - Wildwood Family Clinic  
From C1 District(s)  
To C2 District(s)  
Existing Use: Medical Clinic  
Proposed Use: Addition to Medical Clinic  
File No. \_\_\_\_\_  
Public Hearing Dates:  
Plan Commission 10 July 2006  
Common Council 18 July 2006



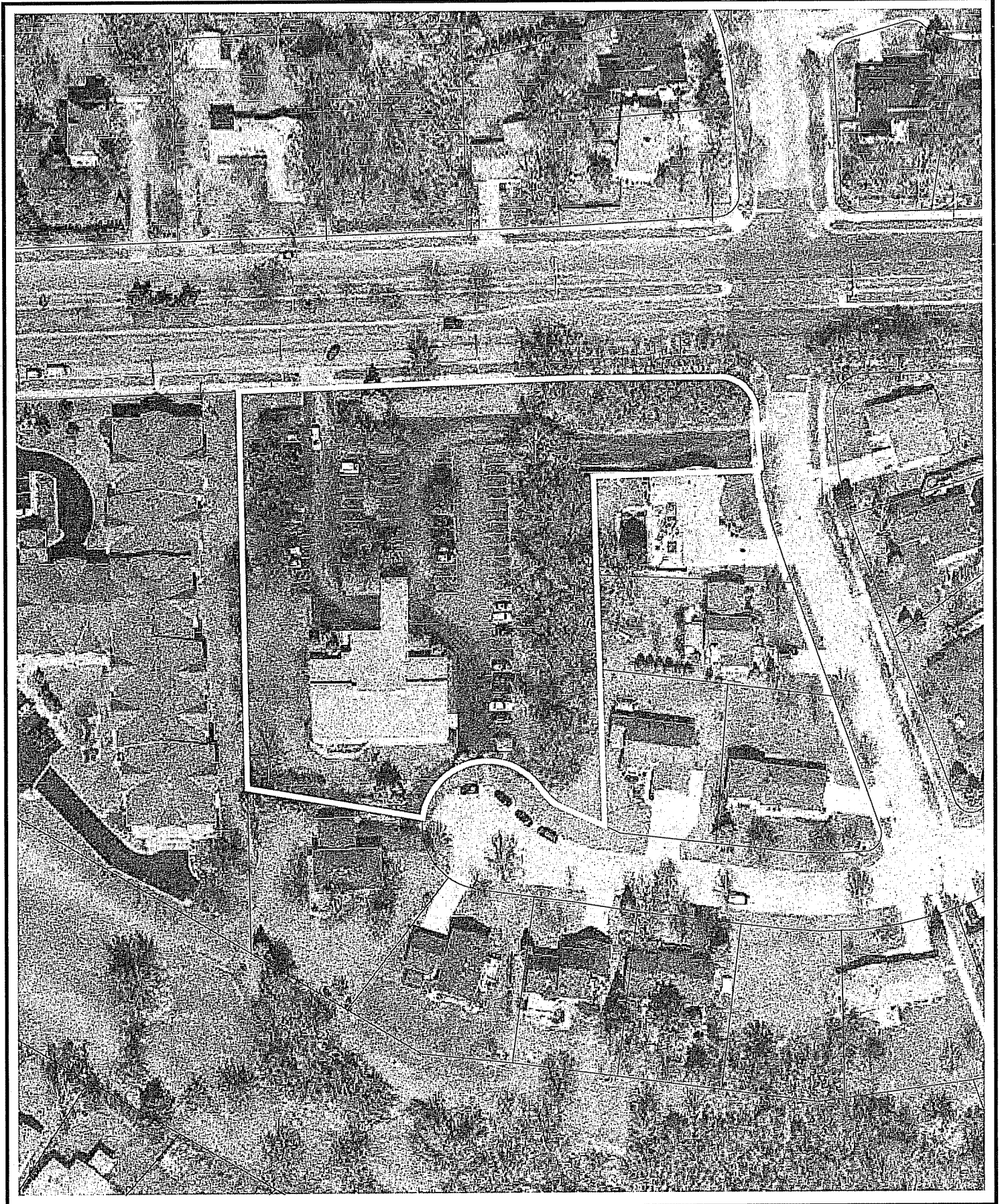
For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635



# 4901 Cottage Grove Road

100 0 100 Feet

*Date of Aerial Photography - April 2000*



13

# 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.
- 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 \$ 1000 Receipt No. 70904  
 Date Received 5-19-06  
 Received By RJT  
 Parcel No. 0710-104-1505-0  
 Aldermanic District 16, Judy Compton  
 GQ OK!  
 Zoning District C1  
**For Complete Submittal**  
 Application  Letter of Intent   
 IDUP N/A Legal Descript.   
 Plan Sets  Zoning Text   
 Alder Notification  Waiver   
 Ngrhd. Assn Not.  Waiver   
 Date Sign Issued 5-19-06

**1. Project Address:** 4901 Cottage Grove Rd Madison, WI 53716 **Project Area in Acres:** 2.17 acres  
**Project Title (if any):** WILDWOOD FAMILY CLINIC, SC - Rezoning request

**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 C-1 to C-2       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: Wildwood Family Clinic, SC Company: Wildwood Family Clinic, SC  
 Street Address: 4901 Cottage Grove Road City/State: Madison, WI Zip: 53716  
 Telephone: (608) 221-1501 Fax: (608) 223-3540 Email: sgreen@wildwoodclinic.com

Project Contact Person: Sheryl Green (Clinic Administrator) Company: Wildwood Family Clinic, SC  
 Street Address: 4901 Cottage Grove Road City/State: Madison, WI Zip: 53716  
 Telephone: (608) 221-1501 Fax: (608) 223-3540 Email: sgreen@wildwoodclinic.com

Property Owner (if not applicant): Wildwood Family Clinic, SC  
 Street Address: 4901 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: Increase the square footage of existing medical clinic by 2,500 SqFt (to the east) as part of an interior remodeling project. Existing rooms are being re-sized to accommodate various workflow improvements and provide larger patient care areas.

Development Schedule: Commencement June 2006 Completion September 2006 13

**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:** \$ 1,000.00 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](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 shall be in accordance with all adopted City of Madison 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:*

Various meetings and e-mail correspondence with Judy Compton: 4/25/05, 05/10/05, 10/13/05, 11/05, 05/16/06

*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 Bill Roberts Date 04/15/06 | Zoning Staff Kathy Voeck Date 04/15/06

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

Printed Name SHERAL GREEN Date 5/18/2006

Signature [Handwritten Signature] Relation to Property Owner CLINIC ADMINISTRATOR

Authorizing Signature of Property Owner Ellen A. M Date 05/19/06



# WILDWOOD FAMILY CLINIC, S.C.

"HEALTH CARE FOR ALL AGES"

March 31, 2006

RE: Wildwood Family Clinic Rezoning

Plan Commission  
Department of Planning and Development  
Madison Municipal Building  
215 Martin Luther King Jr. Blvd  
Madison, WI 53701

Dear Plan Commissioner,

Enclosed please find our application and all the associated documents needed to initiate a request to rezone our property to a C-2 from its current C-1 status. In order to improve efficiencies and overall patient flow, we are embarking on a remodeling project. While a large part of this project focuses on improvements made within our existing structure, it also includes adding 2,500 square feet to the east side of the building. This additional square footage is what necessitates the rezoning request. While the new addition will house patient procedure rooms, dedicated physical therapy space and administrative offices; we do not anticipate a significant increase in patient traffic. The newly designed space will simply allow us to better utilize space for services we currently provide and help alleviate longer patient wait times.

In anticipation of questions I have included in this packet a list of specific details concerning the project. If you are in need of any further information however, please do not hesitate to contact me at (608) 221-1501. Thank you in advance for your time and consideration.

Sincerely,

Sheryl Green  
Administrator  
Wildwood Family Clinic, SC

Enclosures



# WILDWOOD FAMILY CLINIC, S.C.

"HEALTH CARE FOR ALL AGES"

**Project:** WILDWOOD FAMILY CLINIC, SC – REZONING REQUEST

**Request:** Zoning change from C-1 to C-2

**Project Team & Contacts:**

Architect - Welman Architects, Inc  
21675 Long View Drive, Suite 500  
Waukesha, WI 53186

Civil – Calkins Engineering, LLC  
5010 Voges Road  
Madison, WI 53718

Structural - Elliott Engineering, Inc  
11529 North Avenue  
Wauwatosa, WI 53226

Construction – JP Cullen & Sons, Inc  
330 East Delevan Drive  
Janesville, WI 53547

ORGANIZATION	CONTACT	ROLE	PHONE NUMBER
Wildwood Family Clinic	Sheryl Green	Administrator	(608) 221-1501 office (608) 290-6102 cell
Wildwood Family Clinic	Tom LaMarche	Facilities Coordinator	(608) 221-1501 office (608) 551-1414 pager
JP Cullen & Sons, Inc	Bob Coleman	Project Manager	(608) 754-6601 office
JP Cullen & Sons, Inc	Bill Curtis	Project Superintendent	(608) 754-6601 office (608) 220-8114 cell
Welman Architects, Inc	Steve Esser	Architect	(262)798-7000 office

**Lot Uses:** Family Practice Medical Clinic – owner occupied

**Facility Size:** 2,889 sq ft Basement  
7,053 sq ft First Floor (existing)  
2,533 sq ft First Floor (new)  
12,475 square feet total

**Parking Lot:** Parking lot will be re-stripped to ensure no loss of parking stalls.

- Existing layout – 62 traditional / 6 Handicap
- New layout – 63 traditional (increase of 1) / 6 Handicap

**Hours of Operation:** 8:00 am – 5:30 pm, Monday through Friday

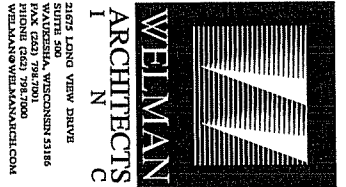
13

[www.wildwoodclinic.com](http://www.wildwoodclinic.com)

**MADISON OFFICE:** 4901 COTTAGE GROVE ROAD • MADISON, WI 53716-1393 • (608) 221-1501 • FAX (608) 223-3540  
**COTTAGE GROVE OFFICE:** 535 SOUTHING GRANGE • COTTAGE GROVE, WI 53527-9335 • (608) 839-3515 • FAX (608) 839-3541

# CONSTRUCTION SET

CB #3 - ISSUE DATE: APRIL 27, 2006



## PROJECT FOR:

# WILDWOOD FAMILY CLINIC

4901 COTTAGE GROVE ROAD  
MADISON WISCONSIN  
53716

### PROJECT TEAM

**CIVIL:** CALDWELL ENGINEERING, LTD  
3650 W. WISCONSIN AVENUE  
MADISON, WI 53703  
PHONE: (608) 261-1444  
FAX: (608) 261-9448

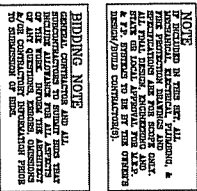
**STRUCTURAL:** HILTI ENGINEERING, INC.  
1120 WEST WISCONSIN AVENUE  
MADISON, WI 53703  
PHONE: (608) 781-4600  
FAX: (608) 781-4600  
EMAIL: paul.hilti@hilti.com

**CONSTRUCTION MGR:** JANSSEN & ASSOCIATES  
115 EAST DODD AVENUE  
MADISON, WI 53703  
PHONE: (608) 784-4001  
FAX: (608) 784-9771

### BUILDING INFORMATION

INTERNATIONAL BUILDING CODE (WISCONSIN ADAPTED)  
CONSTRUCTION CLASSIFICATION: B - CLINIC OUTPATIENT  
OCCUPANCY: NONE SINGLE OCCUPANCY  
SEPARATION: NONE  
SPRINKLER: NONE  
FLOOR LEVELS: 1  
NUMBER OF STORIES: 2  
ASBEST: 7600 S.F.  
FIRST FLOOR (S.F.): 2000 S.F.  
TOTAL (S.F.): 12,475 S.F.

### VICINITY MAP



**BIDDING NOTE**  
ALL MATERIALS AND ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE WISCONSIN STATE BUILDING CODE AND THE CITY OF MADISON ORDINANCES. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE WISCONSIN STATE BUILDING CODE AND THE CITY OF MADISON ORDINANCES.

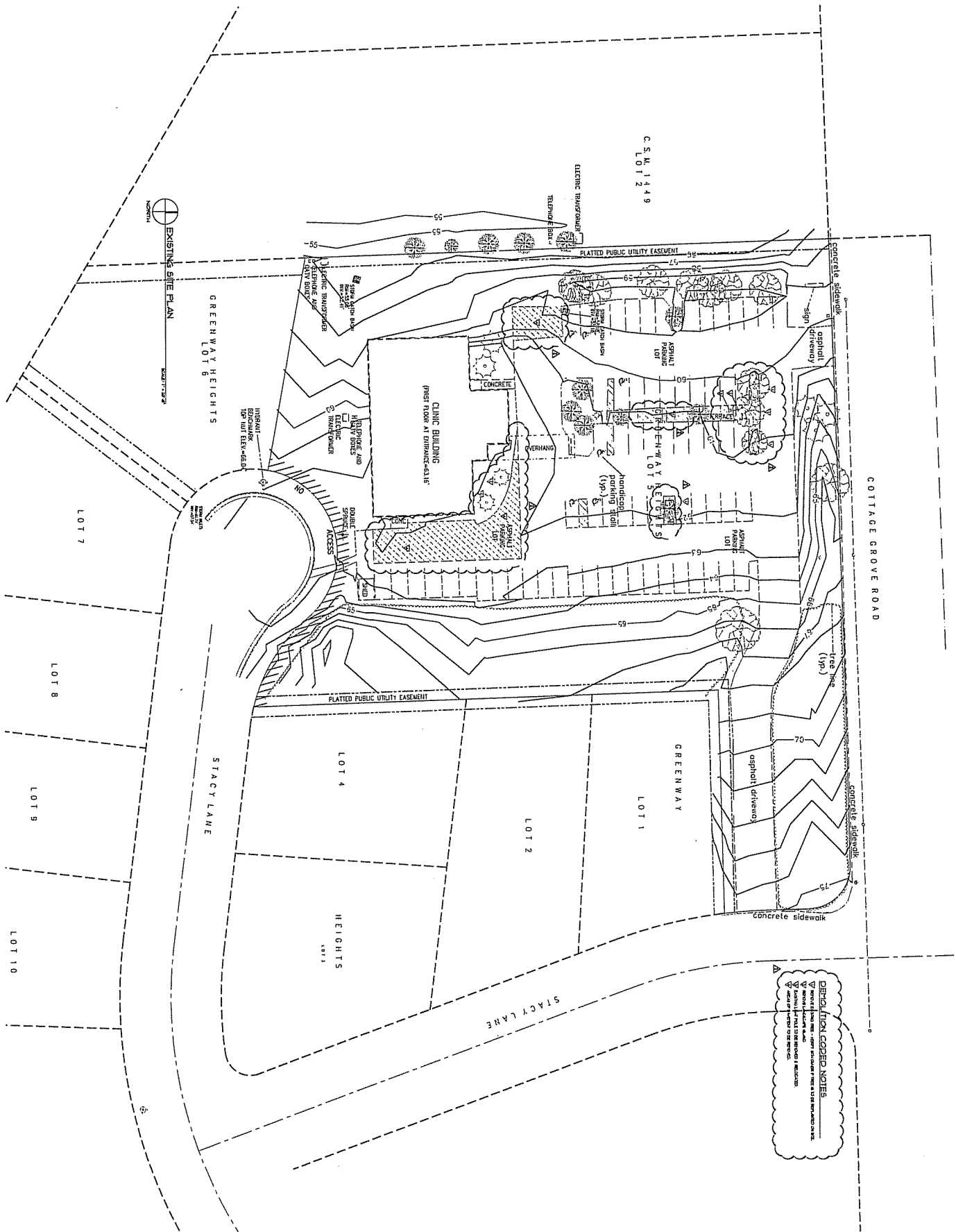
### SHEET INDEX

NO.	DESCRIPTION
1.00	TITLE SHEET
2.00	FOUNDATION PLAN
3.00	FLOOR PLANS
4.00	ELEVATIONS
5.00	SECTIONAL DETAILS
6.00	DOOR SCHEDULES

NO.	DESCRIPTION
7.00	SECTIONAL DETAILS
8.00	DOOR SCHEDULES

NO.	DESCRIPTION
9.00	SECTIONAL DETAILS
10.00	DOOR SCHEDULES

NO.	DESCRIPTION
11.00	SECTIONAL DETAILS
12.00	DOOR SCHEDULES



**DETAILED LEGEND**

▲ AREA TO BE REMOVED - (NOT SHOWN IF AREA IS TO BE REMOVED BY THE OWNER)

▽ AREA TO BE ADDED - (NOT SHOWN IF AREA IS TO BE ADDED BY THE OWNER)

▽ AREA TO BE ADDED - (NOT SHOWN IF AREA IS TO BE ADDED BY THE OWNER)

▽ AREA TO BE ADDED - (NOT SHOWN IF AREA IS TO BE ADDED BY THE OWNER)

**CLINIC ADDITION**

PROJECT NO. 24074

DATE 2.26.2006

PROJECT LOCATION 4901 COTTAGE GROVE ROAD MADISON WI

ARCHITECT WELLMAN ARCHITECTS

SCALE 1" = 20'

PROJECT NO. A0.1

**WELLMAN ARCHITECTS**

1000 W. WASHINGTON ST. MADISON, WI 53706

TEL: 608.261.1111 FAX: 608.261.1112

WWW.WELLMANARCHITECTS.COM

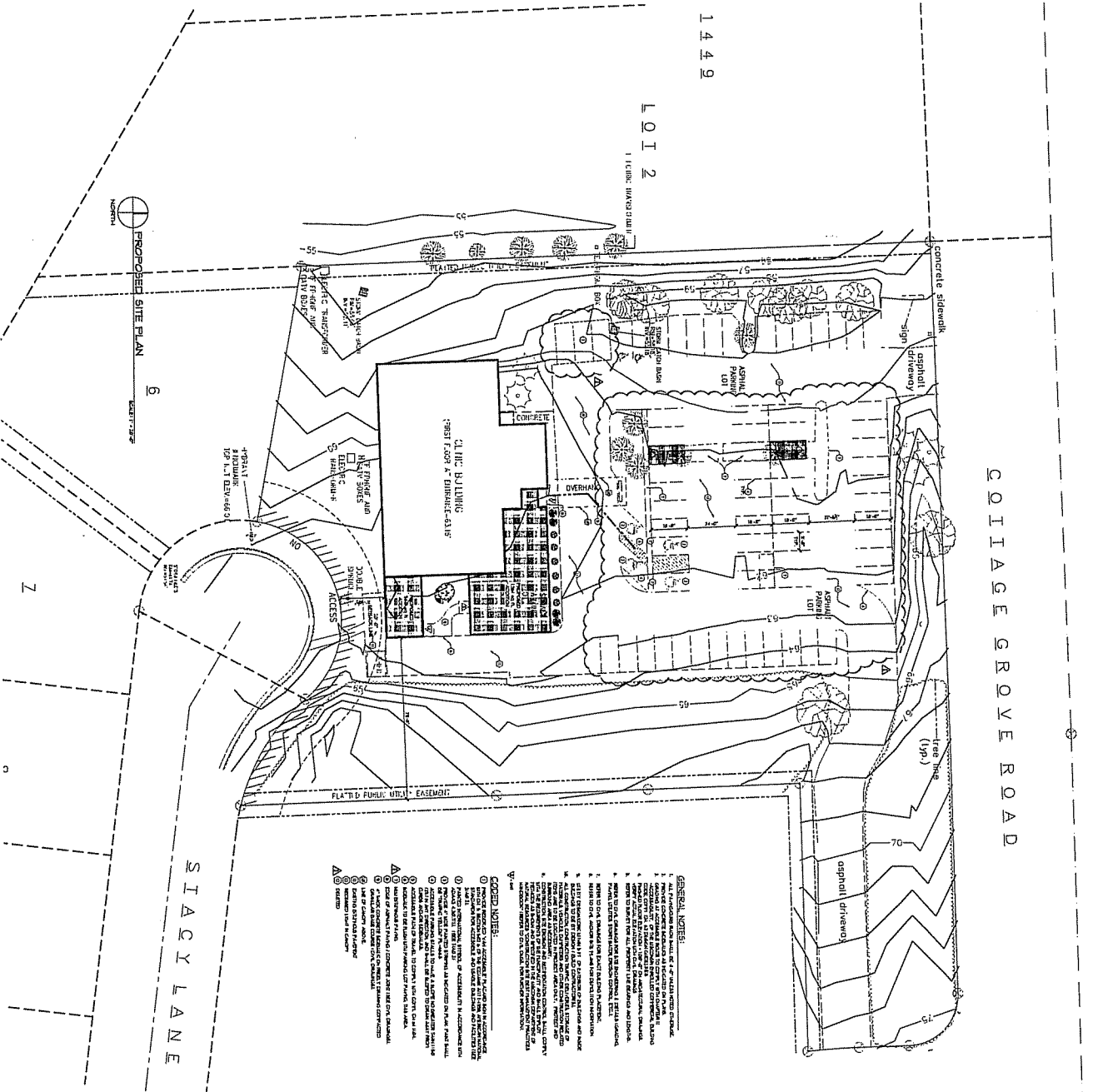
PROJECT NO. 24074

DATE 2.26.2006

PROJECT LOCATION 4901 COTTAGE GROVE ROAD MADISON WI

ARCHITECT WELLMAN ARCHITECTS





**GENERAL NOTES:**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. FINISH GRADES ARE TO BE DETERMINED BY THE CONTRACTOR.
3. EXISTING UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
4. ALL UTILITIES ARE TO BE DEEPER THAN THE PROPOSED FOUNDATION.
5. ALL UTILITIES ARE TO BE MARKED AND PROTECTED.
6. ALL UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
7. ALL UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
8. ALL UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
9. ALL UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
10. ALL UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
11. ALL UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
12. ALL UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
13. ALL UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
14. ALL UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
15. ALL UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
16. ALL UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
17. ALL UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
18. ALL UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
19. ALL UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
20. ALL UTILITIES ARE TO BE MAINTAINED AND PROTECTED.

**COPIED NOTES:**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. FINISH GRADES ARE TO BE DETERMINED BY THE CONTRACTOR.
3. EXISTING UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
4. ALL UTILITIES ARE TO BE DEEPER THAN THE PROPOSED FOUNDATION.
5. ALL UTILITIES ARE TO BE MARKED AND PROTECTED.
6. ALL UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
7. ALL UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
8. ALL UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
9. ALL UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
10. ALL UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
11. ALL UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
12. ALL UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
13. ALL UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
14. ALL UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
15. ALL UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
16. ALL UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
17. ALL UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
18. ALL UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
19. ALL UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
20. ALL UTILITIES ARE TO BE MAINTAINED AND PROTECTED.

13

**WILDWOOD FAMILY CLINIC**  
4901 COTTAGE GROVE ROAD  
MADISON WI

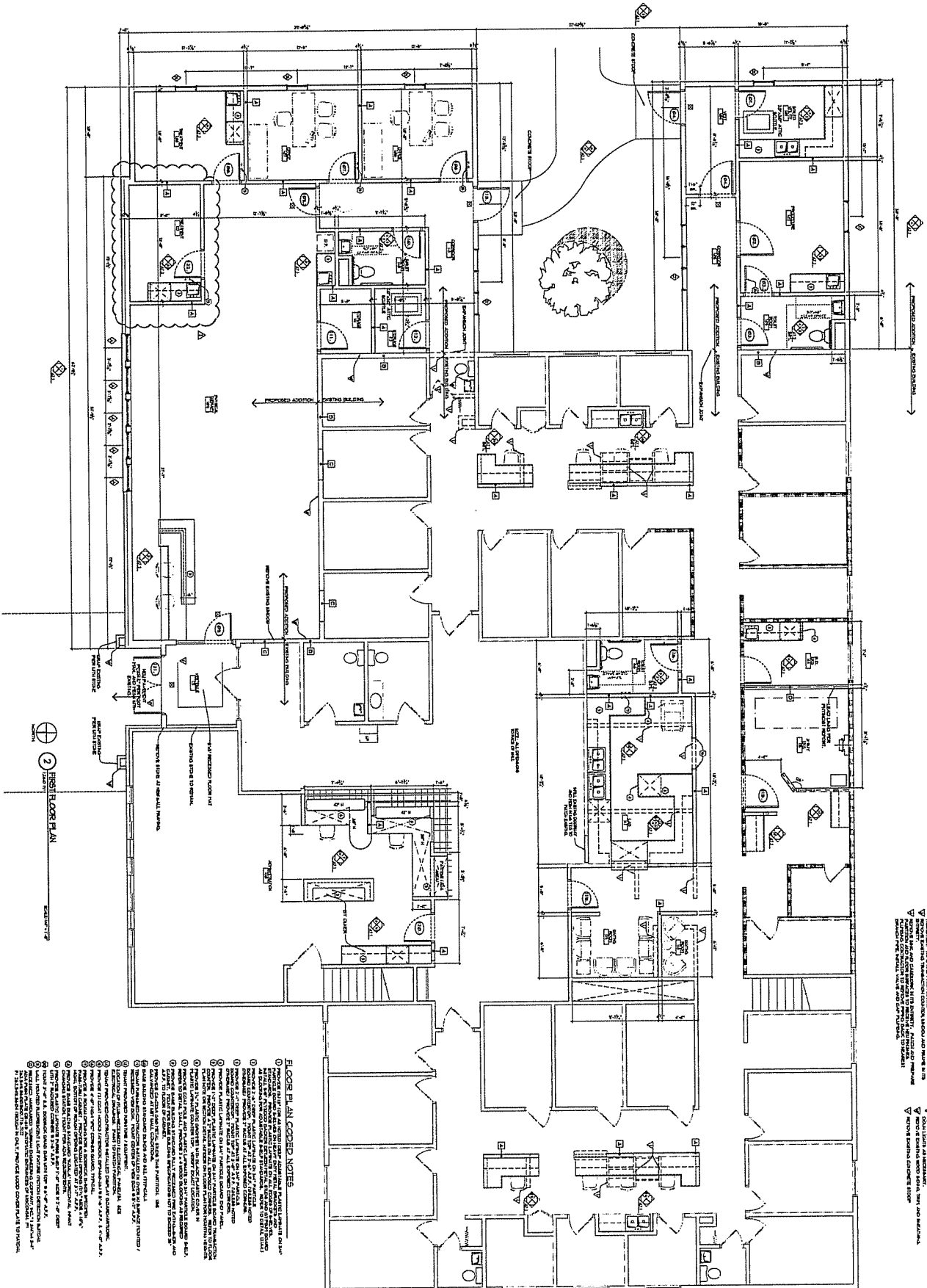
**WELLMAN ARCHITECTS**  
2011 SOUTH MAIN STREET  
MADISON, WI 53704  
TEL: 608.261.1111  
WWW.WELLMANARCHITECTS.COM

**CLINIC ADDITION**  
24074  
2.06.2006  
ROBERT WELLMAN  
ARCHITECT/DESIGNER

PROJECT NO. 24074  
DATE 2.06.2006  
DRAWN BY ROBERT WELLMAN  
CHECKED BY [Signature]

SCALE: 1/8" = 1'-0"

PROJECT NO. 24074  
DATE 2.06.2006  
DRAWN BY ROBERT WELLMAN  
CHECKED BY [Signature]



**REVISION CORRECTIONS**

- 1. REVISION CORRECTIONS TO THE ORIGINAL DRAWING.
- 2. REVISION CORRECTIONS TO THE ORIGINAL DRAWING.
- 3. REVISION CORRECTIONS TO THE ORIGINAL DRAWING.
- 4. REVISION CORRECTIONS TO THE ORIGINAL DRAWING.
- 5. REVISION CORRECTIONS TO THE ORIGINAL DRAWING.
- 6. REVISION CORRECTIONS TO THE ORIGINAL DRAWING.
- 7. REVISION CORRECTIONS TO THE ORIGINAL DRAWING.
- 8. REVISION CORRECTIONS TO THE ORIGINAL DRAWING.
- 9. REVISION CORRECTIONS TO THE ORIGINAL DRAWING.
- 10. REVISION CORRECTIONS TO THE ORIGINAL DRAWING.

**FLOOR PLAN CORRECTIONS**

- 1. PROVIDE A WAITING AREA AND RECEPTION DESK IN THE CENTRAL HALLWAY.
- 2. PROVIDE A WAITING AREA AND RECEPTION DESK IN THE CENTRAL HALLWAY.
- 3. PROVIDE A WAITING AREA AND RECEPTION DESK IN THE CENTRAL HALLWAY.
- 4. PROVIDE A WAITING AREA AND RECEPTION DESK IN THE CENTRAL HALLWAY.
- 5. PROVIDE A WAITING AREA AND RECEPTION DESK IN THE CENTRAL HALLWAY.
- 6. PROVIDE A WAITING AREA AND RECEPTION DESK IN THE CENTRAL HALLWAY.
- 7. PROVIDE A WAITING AREA AND RECEPTION DESK IN THE CENTRAL HALLWAY.
- 8. PROVIDE A WAITING AREA AND RECEPTION DESK IN THE CENTRAL HALLWAY.
- 9. PROVIDE A WAITING AREA AND RECEPTION DESK IN THE CENTRAL HALLWAY.
- 10. PROVIDE A WAITING AREA AND RECEPTION DESK IN THE CENTRAL HALLWAY.

**FLOOR PLAN CORRECTIONS**

- 1. PROVIDE A WAITING AREA AND RECEPTION DESK IN THE CENTRAL HALLWAY.
- 2. PROVIDE A WAITING AREA AND RECEPTION DESK IN THE CENTRAL HALLWAY.
- 3. PROVIDE A WAITING AREA AND RECEPTION DESK IN THE CENTRAL HALLWAY.
- 4. PROVIDE A WAITING AREA AND RECEPTION DESK IN THE CENTRAL HALLWAY.
- 5. PROVIDE A WAITING AREA AND RECEPTION DESK IN THE CENTRAL HALLWAY.
- 6. PROVIDE A WAITING AREA AND RECEPTION DESK IN THE CENTRAL HALLWAY.
- 7. PROVIDE A WAITING AREA AND RECEPTION DESK IN THE CENTRAL HALLWAY.
- 8. PROVIDE A WAITING AREA AND RECEPTION DESK IN THE CENTRAL HALLWAY.
- 9. PROVIDE A WAITING AREA AND RECEPTION DESK IN THE CENTRAL HALLWAY.
- 10. PROVIDE A WAITING AREA AND RECEPTION DESK IN THE CENTRAL HALLWAY.

**WELLMAN ARCHITECTS**  
 1  
 N  
 C

3141 LINDA VIEW DRIVE  
 MADISON, WISCONSIN 53718  
 (608) 261-7100  
 FAX: (608) 261-7100

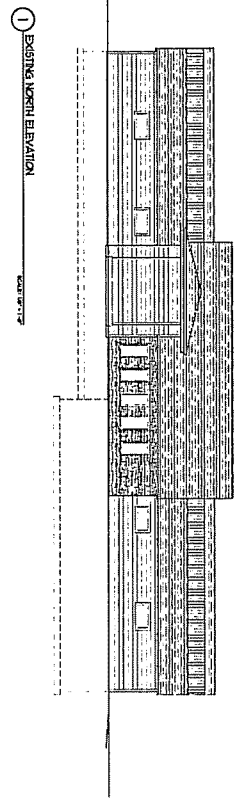
**WILDWOOD FAMILY CLINIC**  
 4901 COTTAGE GROVE ROAD  
 MADISON WI

**CLINIC ADDITION**

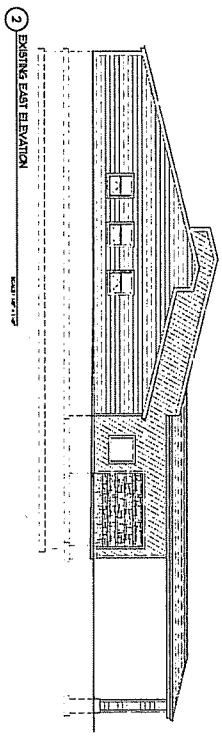
DATE: 2/20/05  
 PROJECT NO: 24074

REVISIONS:

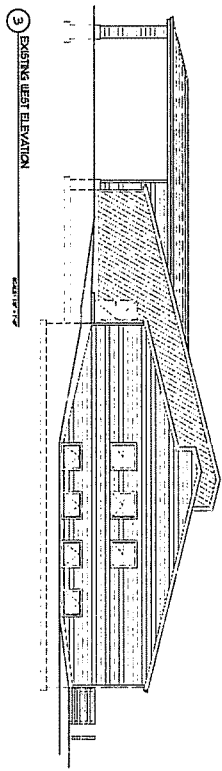
- 1. REVISION CORRECTIONS TO THE ORIGINAL DRAWING.
- 2. REVISION CORRECTIONS TO THE ORIGINAL DRAWING.
- 3. REVISION CORRECTIONS TO THE ORIGINAL DRAWING.
- 4. REVISION CORRECTIONS TO THE ORIGINAL DRAWING.
- 5. REVISION CORRECTIONS TO THE ORIGINAL DRAWING.
- 6. REVISION CORRECTIONS TO THE ORIGINAL DRAWING.
- 7. REVISION CORRECTIONS TO THE ORIGINAL DRAWING.
- 8. REVISION CORRECTIONS TO THE ORIGINAL DRAWING.
- 9. REVISION CORRECTIONS TO THE ORIGINAL DRAWING.
- 10. REVISION CORRECTIONS TO THE ORIGINAL DRAWING.



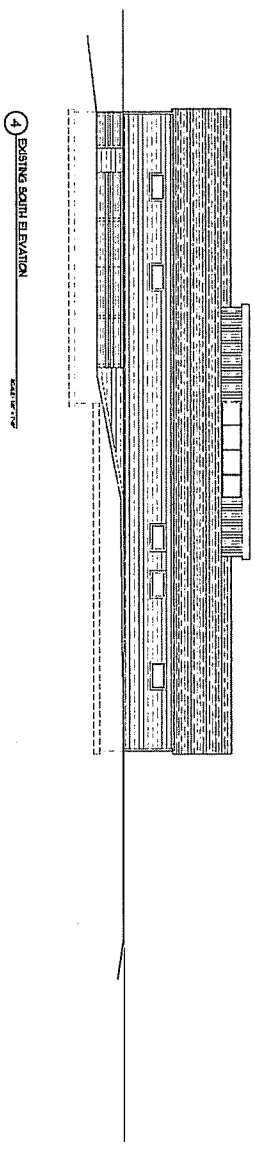
1 EXISTING NORTH ELEVATION



2 EXISTING EAST ELEVATION



3 EXISTING WEST ELEVATION



4 EXISTING SOUTH ELEVATION

**WELLMAN ARCHITECTS**  
 1 N  
 1100 NEW MARKET  
 SUITE 100  
 PARK EAST, THE VINEYARD  
 MADISON, VIRGINIA 22651  
 PHONE: 703.241.1100  
 FAX: 703.241.1101  
 WWW.WELLMANARCHITECTS.COM

**CONSTRUCTION MANAGEMENT**  
 ARCHITECTURE INC.

**WILDWOOD FAMILY CLINIC**  
 4901 COTTAGE  
 GROVE ROAD  
 MADISON VI

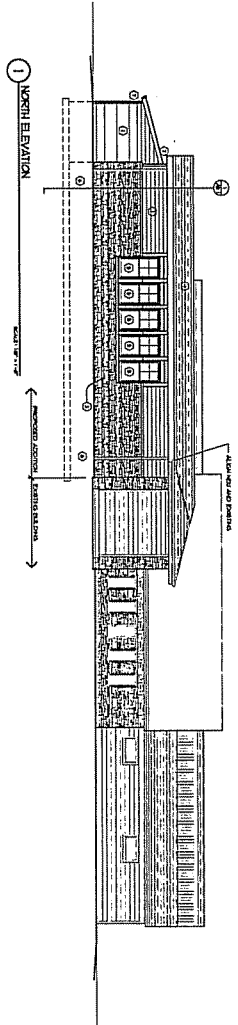
**CLINIC ADDITION**  
 DIVISION: A 2004-2  
 DATE: A 2004-2

**PROJECT NO. 24074**  
 DATE: 3.06.2004  
 DESIGNER: WELLMAN ARCHITECTS

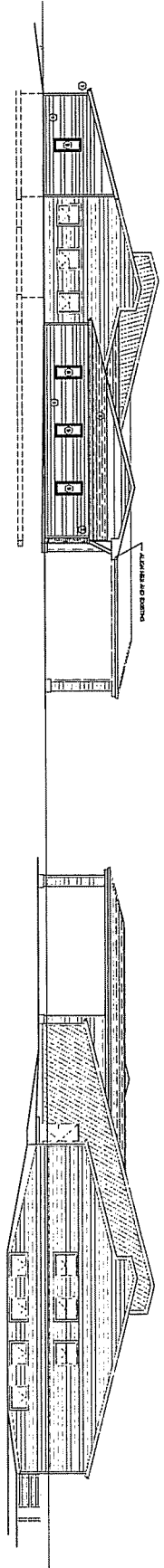
010000 - GENERAL NOTES  
 020000 - EXTERIOR FINISHES  
 030000 - STRUCTURE  
 040000 - MECHANICAL, ELECTRICAL, PLUMBING  
 050000 - INTERIORS  
 060000 - FURNITURE, FIXTURES, EQUIPMENT  
 070000 - SIGNAGE  
 080000 - SPECIALTIES  
 090000 - UTILITIES  
 100000 - OTHER

**A2.1**

- ELEVATION CODED NOTES:**
- ① Vertical, stone masonry and trim to match existing.
  - ② New trim.
  - ③ New exterior finish material.
  - ④ New trim and exterior finish material.
  - ⑤ New trim and exterior finish material to match existing.
  - ⑥ New trim.
  - ⑦ New trim to match existing.

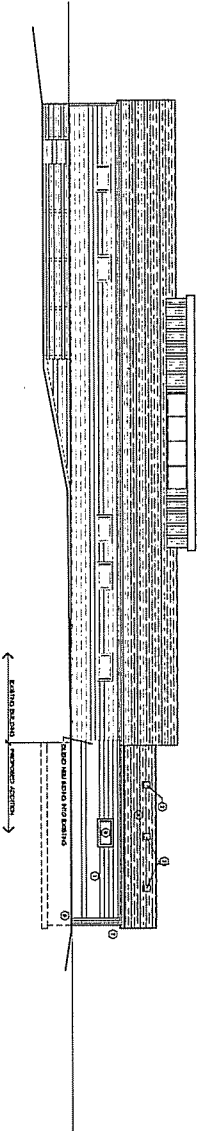


1 NORTH ELEVATION

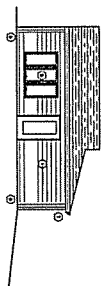


2 EAST ELEVATION

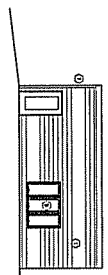
3 WEST ELEVATION



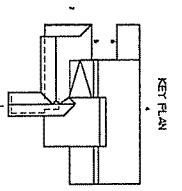
4 SOUTH ELEVATION



5 SOUTH ELEVATION



6 NORTH ELEVATION

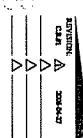


KEY PLAN

**WELLMAN ARCHITECTS**  
 701 N. LEXINGTON AVENUE  
 SUITE 2000  
 FAYETTEVILLE, ARKANSAS 72701  
 PHONE: (501) 771-1111  
 FAX: (501) 771-1112  
 WWW.WELLMANARCHITECTS.COM

**WILDWOOD FAMILY CLINIC**  
 4891 COTTAGE GROVE ROAD  
 MADISON, WI

**CLINIC ADDITION**



PROJECT NO. 24074  
 DATE: 2/26/2008  
 DESIGNER: ROBERT WALKER  
 ARCHITECT: ROBERT WALKER

REPORT NO. A2.2

**William Roberts**

---

**From:** Judy Compton  
**Sent:** Wednesday, June 14, 2006 9:42 AM  
**To:** William Roberts  
**Subject:** FW: Proposed Zoning Change for Wildwood Family Clinic

Bill,

Could you copy this and have it placed in the packet with the Wildwood Clinic information? The date for PC is the 10th.

Thanks

Judy

---

**From:** Warren Fish [mailto:[thefishes@chartermi.net](mailto:thefishes@chartermi.net)]  
**Sent:** Sun 6/11/2006 8:36 AM  
**To:** Judy Compton  
**Cc:** Lauren Cnare  
**Subject:** Proposed Zoning Change for Wildwood Family Clinic

Ms Compton - Since I didn't get a chance to speak with you last Wednesday evening while you were at Wildwood Clinic, I thought I'd just send a quick e-mail to give you my position on the re-zoning proposal.

First a little background. My wife Debbie and I currently live at 5105 Hackney Way (thus the copy to Lauren Cnare). We also own a lot at 42 Stacy Lane and intend to build our dream home there someday soon. Our family has been seeing physicians at Wildwood Family Clinic for over 25 years. In fact there are currently 4 generations of our family going there. So it seems that I have 2 interests in the proposed addition and zoning change.

I said quick so I'll get to it.

Our family couldn't be happier with the care we've received at Wildwood. In fact as far as I'm concerned, that is the way healthcare ought to be delivered in the United States. Small, neighborhood based, highly personalized, high quality. Perfect.

We also need to protect the investment we have in the property and future home on Stacy Lane. If variances can't be granted to Wildwoods current C-1 zoning in order for them to expand then I support the conditional change to C-2. The conditions I refer to would make that property comply with all of the rules that apply to C-1 except for the 10,000 square foot limitation. It is critical that restrictions be worded in such a way that any future owner or owners would have to comply with them as well.

Thanks for your concern and support. - Warren Fish

6/14/2006

13

Judy,

I just wanted you to know I did speak with Matt Tucker today and we cleared up a few things. We are scheduled for the second planning commission meeting in July not the first. This puts us on the August 1st Common Council Meeting agenda. I did clarify our square footage concern and Matt agrees that our only option is to rezone to C-2 if we are going to add square footage. Changing the project size would not help us in this case. He also mentioned the concern over employees parking on Stacy Lane. I have no problem addressing that at the neighborhood meeting. All in all, I think we should be on track now. I will let Matt know how our meeting goes in case anything new comes from that. If you should hear of any other concerns prior to the meeting, please let me know. We would like to address as many issues as possible at Wednesday's meeting.

Look forward to seeing Wednesday,

Sheryl

**Sheryl Green**

Administrator

*Wildwood Family Clinic, S.C.*

4901 Cottage Grove Rd

Madison, WI 53716

(608) 221-1501

[sgreen@wildwoodclinic.com](mailto:sgreen@wildwoodclinic.com)

13

6/1/2006

**William Roberts**

---

**From:** Matthew Tucker  
**Sent:** Thursday, June 01, 2006 9:13 AM  
**To:** Brad Murphy  
**Cc:** William Roberts  
**Subject:** FW: Wildwood Rezoning

FYI

---

**From:** Judy Compton  
**Sent:** Wednesday, May 31, 2006 8:45 PM  
**To:** Matthew Tucker  
**Subject:** FW: Wildwood Rezoning

This didn't make it to you the first time, let's try again.

Judy

---

**From:** Judy Compton  
**Sent:** Wednesday, May 31, 2006 7:42 PM  
**To:** 'Sheryl Green'  
**Cc:** mtucker@cityofmadosn.com; Brad Murphy  
**Subject:** RE: Wildwood Rezoning

Sheryl,

I want to reiterate my concerns, and I am copying Matt Tucker and Brad Murphy with this as well.

1. I would like the C2 zoning adjusted so that the same uses allowed in C1 pertain to this property (not all the C2 allowable uses), except for the size of the building. I would also like a limit placed on the square footage allowed on this lot.
2. Traffic issues should be addressed, including: a. employee parking on Stacey; and b. use of the access road restricted.
3. I will need to see the plan again with regard to lighting and landscape issues.
4. I will need to see the plan again with regard to dumpster placement, if any.

Thanks.

Judy

---

**From:** Sheryl Green [mailto:sgreen@wildwoodclinic.com]  
**Sent:** Wednesday, May 31, 2006 10:20 AM  
**To:** Judy Compton  
**Cc:** mtucker@cityofmadosn.com  
**Subject:** Wildwood Rezoning

13

6/1/2006