



# **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

[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**



# 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-striped 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

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