

From: [Natalie Smith](#)
To: [Plan Commission Comments](#)
Subject: medical cr/odana rd development plan commission march 16 no.91512
Date: Friday, March 13, 2026 5:53:12 PM
Attachments: [Exhibit A Bldg Examples & Medical Cr.pdf](#)

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To the Plan Commission:

I submit these comments as a planning and development consultant with no affiliation on one side or another. Having reviewed the proposal for Medical Circle and Odana Road, it is my professional opinion that the applicable approval standards have not been met, and this application should not be approved as submitted. The deficiencies are not minor — they involve mass and scale incompatibility, unanalyzed traffic impacts, and direct, foreseeable harm to a licensed childcare facility operating immediately adjacent to the site. Each of these independently warrants either denial or a requirement to redesign and resubmit.

I. The Approval Standards Are Not Met

Under §28.183, the Commission must affirmatively find that surrounding uses, values, and enjoyment will not be substantially impaired. That finding cannot be made here. Building A's height, mass, and proximity to the adjacent school playground are not comparable to the examples cited by staff. Staff's analysis failed to account for the topography, which materially amplifies the encroachment — see Exhibit A. The building form standards under Subchapter 28K exist precisely to prevent incompatible development of this kind. The existing Medical Circle zoning designation was established specifically to protect dedicated business uses; approving this as submitted undermines that intent.

II. Traffic Impacts Have Not Been Adequately Studied

Placing 227 units at two already-problematic intersections — Odana at Whitney and Whitney at Medical Circle — without a comprehensive traffic study is inadequate due diligence. Staff's own report acknowledges this proposal will create a cut-through route around a school playground and parking area. A pedestrian was recently struck at Whitney and Odana. No analysis has been performed on the interaction between vehicle volumes and school drop-off and pick-up times, which directly overlap with peak traffic hours. This gap creates both a public safety deficiency and meaningful liability exposure for the City and the developer alike.

III. The Proposal Threatens a Licensed Child Care Facility

Under Wisconsin Admin. Code DCF 251, child care operators are required to provide outdoor play space free of hazards and maintain sight-and-sound supervision of children at all times. Construction involving two levels of underground excavation within 51-60 feet of the playground will make compliance with these licensing requirements functionally impossible for the duration of all heavy demolition and construction due to air quality concerns, and noise impacts. This is not a speculative concern; it is a documented, concrete threat to an operating licensed facility serving families who depend on it.

Additionally, Building A's scale and orientation would allow occupants on upper-floor

balconies to look directly down into the playground above the treeline even of mature trees. Staff's comparable examples (again refer to Exhibit A) do not present the same combined conditions of height, proximity, and topographic amplification. The Commission has explicit authority under the height approval standards to consider impact on surrounding properties including height, mass, orientation, and shadows — and should exercise it here.

IV. Consistency with the Comprehensive Plan and City Values

The City's Comprehensive Plan includes explicit commitments to protecting small businesses and community institutions. Approving a development that foreseeably displaces a 60-year-old institution — without requiring any mitigation — is facially inconsistent with those stated policies. Importantly, no party in this proceeding is asking the Commission to reject affordable housing. The request is straightforward: apply the standards you are legally required to apply, and require the developer to meet them.

Recommended Path Forward

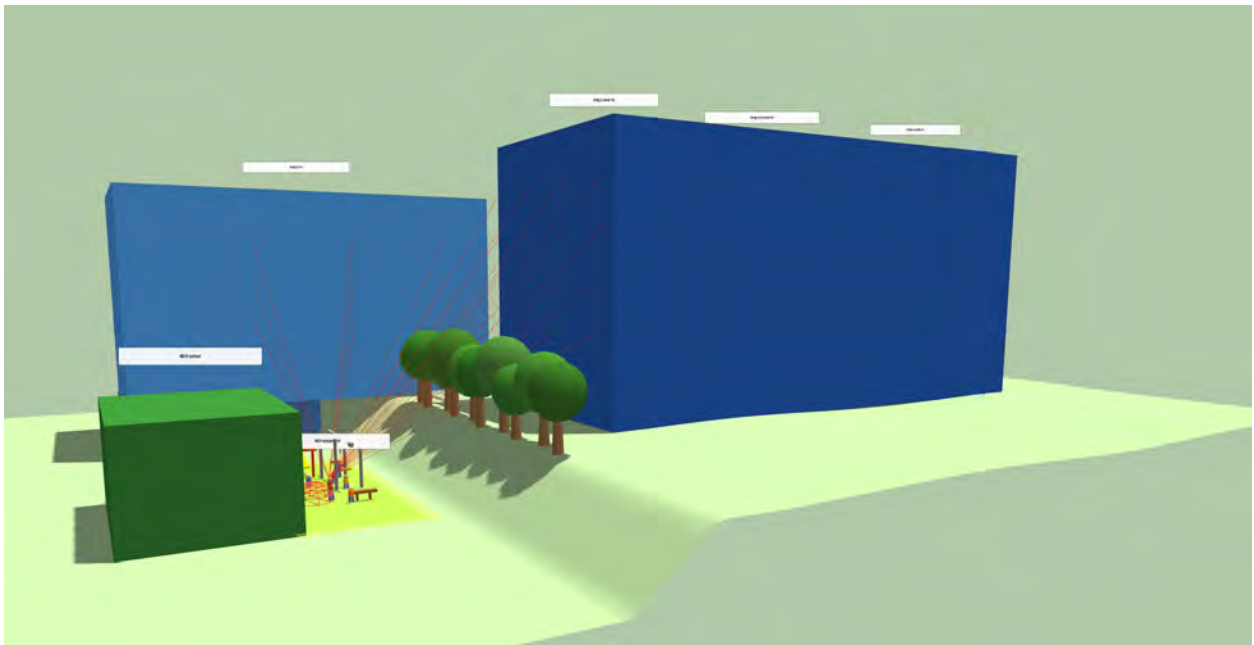
The Commission should require the developer to: (1) increase the setback of Building A; and (2) complete a traffic study that includes school-hour impacts; and (3) negotiate a construction mitigation plan with the school — or fund temporary relocation — prior to approval. These are reasonable, proportionate conditions. The Commission has both the authority and the obligation to impose them.

This is not a choice between affordable housing and responsible development. It is a straightforward application of the standards this Commission exists to enforce.

Exhibit A:

I examined the examples the city staff has provided to assess the assertion that this happens all over in the same way and shouldn't be a concern to the school. What I found was that it is actually quite different here, because of the context of the site- which has been left out when it should not have been. Building A has mass, scale and proximity issue that imposes into the schools property, view and privacy in a way the other buildings given as examples, do not.

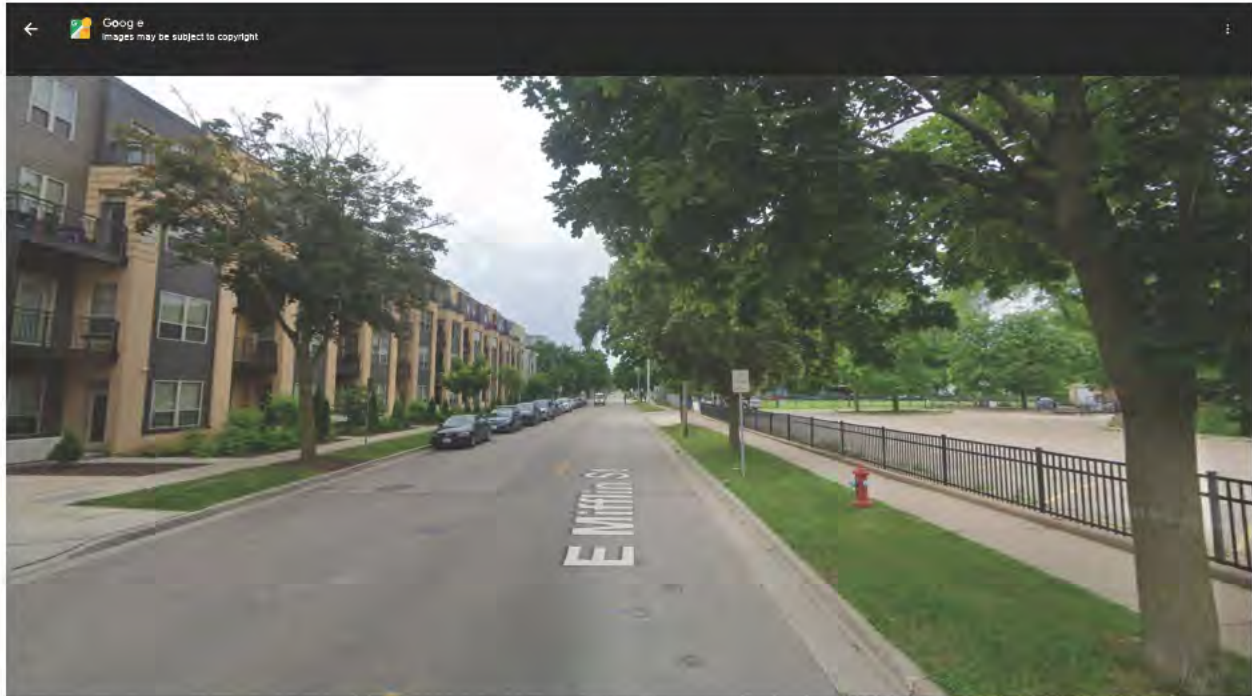
Here is the developers plan with a building and playground drawn on to represent the school, and then put into a very simplistic 3d rendering:



Here are staff comment examples with my response in red and some photos from google of these sites:

- _Red Caboose Child Care Center (2346 Winnebago St) is located on the first floor of a four-story mixed-use building and the playground is located between the two wings of the L-shaped building with the upper floor residential units overlooking playground. **Red Caboose was a partner in this development, which is 4 stories (not 6) and it is not nearly as imposing. In addition, because this was a partnership with red caboose it is not comparable to a neighboring use. It was designed for residents to have childcare where they live so in fact, it is more akin to an apartment complex overlooking a playground for residents onsite. It should not serve as an example in this situation.**

- _The Lapham Elementary School (1045 E Dayton St) playfield is **80 feet from the four-story** Breese Apartments building and **275 feet from the 11-story** mixed-use Lyric building beyond. The school building itself is 100 feet from the three-story portion of the Arden mixed-use building and 275 feet from the same building's 11-story residential tower. **Again, 80 feet and 4 stories and 275 feet from 11 stories I cannot neither are as close or as large and represent the same imposition. The image below is the closer building with 4 stories, it is across the street on the same grade and the top story is set back.**



- _The Hawthorne Elementary School (3344 Concord Ave) playground is **170 feet from a five-story** apartment building in the adjacent four-building Rise complex. The Plan Commission approved a conditional use alteration to waive district boundary screening requirements between the school and the mixed-use Rise complex in February 2026. **170 feet away from a 5 story building. It was hard to get a direct google photo where this was even in close enough proximity to see adequately, but I put a square around where the elementary school is. The proximity and size is not the same.**

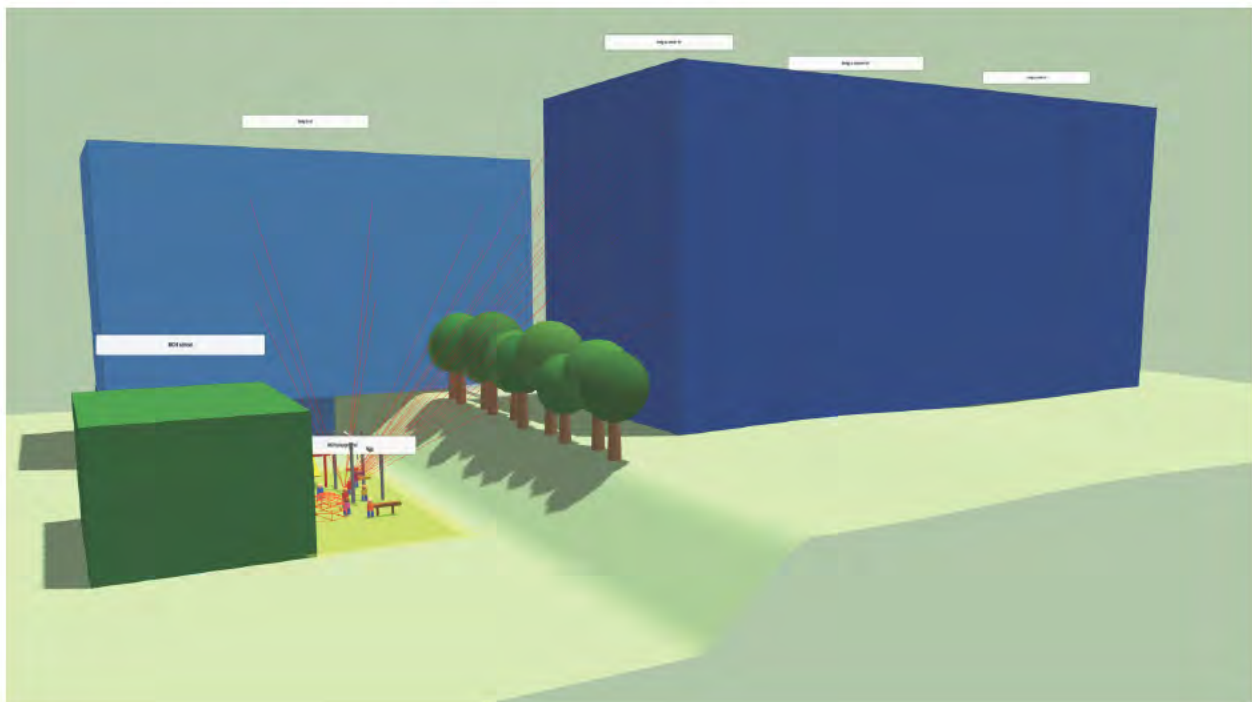


- The Valor, a six-story mixed-use building is located only 20 feet from the playground of Tenney Preschool & Childcare (1321 E Mifflin St). During the review process for that proposal, the neighborhood association suggested locating outdoor smoking areas at least 25 feet from the childcare center, providing adequate fencing and landscaping on borders with the center, and directing rooftop HVAC systems and parking exhaust systems away from the center. **Though the closest example, this is located on the isthmus, where density and tall buildings in very close proximity to one another are expected by parents looking for childcare in the area. This does not adequately support the surrounding uses in the medical circle area. In addition, even in this example the top floors are set back to minimize the scale and sightlines from top floors the building, only appears to be on one side of the playground and is on the same grade. The fact that the neighborhood association had to ask for smoking to be at least 25 feet away and HVAC system exhaust venting away from small kids, is a failure to consider the impact on kids and this is exactly why things like Urban Design and Plan Commission should exist.**



Staff comments: “For reference, Building A is a minimum of 51 feet and Building B is a minimum of 87 feet from the respective lot lines between the subject site and Montessori school property”.

Here is our 3d rendering again, on Medical circle and Odana. The situation is more comparable to having a 8-9 story building over a playground.



From: [Amanda Ryan](#)
To: [Plan Commission Comments](#)
Subject: Comments on item 91512
Date: Friday, March 13, 2026 8:47:21 AM

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Dear Plan Commission,

I am writing to express my concerns about the proposed project at 5555 Odana Rd / 5534 Medical Circle. My largest concern regards the privacy and security for the surrounding businesses; particularly because there is a preschool immediately adjacent to the proposed mixed-use buildings on Odana Road and Medical Circle. My second concern is for the potential loss of the 5534 Medical Circle building that has deep ties to Madison's unique architectural heritage.

As a parent of two children who attended Montessori Children's House (MCH) from fall 2014 through summer of 2021, I am concerned that both of the proposed buildings' heights and proximities to MCH will create a privacy and security issue for children and staff who use the preschool's outdoor playgrounds and garden areas on a daily basis year-round. The plan shows that the proposed building on Odana Rd will have a closer proximity to the preschool's playground and be an additional story taller than the current neighboring apartment complex. This creates direct sight-lines from the proposed building's windows/balconies into the playground, which cannot be adequately screened with natural tree plantings or constructed fences. No school, and particularly a preschool with young children, should have residential balconies overlooking its playground. At the very least, if the proposed 6 story building on Odana Rd moves forward, it should match the current height (5 story) and setback standard set by the existing apartment complex, and be modified to remove the rear balconies overlooking the preschool's playground to preserve children's privacy and security.

In addition, as a Madison resident and the spouse of an individual involved with the Madison Trust for Historic Preservation, I can't help but point out the demolition of the building at 5534 Medical Circle, designed by noted Madison architect Marshall Erdman, has both negative historical and architectural impacts. The building at 5534 is one of four medical buildings designed together in connection on Medical Circle. Together these 4 buildings are the second-best preserved cluster of Erdman-designed buildings in Madison. An out-of-scale 5 story mixed-use structure not only impacts the heritage and character of the surrounding area, it opens the door for further modern development of the area and potential loss of local architectural history as Marshall Erdman is deeply linked to Madison history. I urge the Commission to reconsider demolition of the Medical Circle site, or at the very least, require that any new construction fits the scale, height, and character of the existing Medical Circle buildings designed by Marshall Erdman. An example of this is the building at 5510 Medical Circle, which has been heavily altered and updated over the years, but continues to maintain the original look and feel of the neighboring Erdman medical buildings.

Thank you,
Amanda Ryan

From: [Megan Hile](#)
To: [Malloy, Sean](#)
Cc: [Tao, Yang](#); [Guequierre, John](#); [Plan Commission Comments](#); [Putnam, William](#); [Mohr, Thomas](#); [Tuttle, Meagan](#); [Punt, Colin](#)
Subject: Re: Odana Intersection and 5555 Odana New Construction
Date: Friday, March 13, 2026 1:38:49 PM

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Hello Sean, thank you for your response.

We currently have an average of 150-250 clients a day just at our business alone, not to mention the hundreds of others who use the pool in the summer as well as the many other businesses in or around Heritage Square that also share these entrances. Since the city's change to Odana road in 2021, the entrances to Heritage Square were impacted as you cannot see when exiting due to the extreme traffic back up and/or if you enter Odana directly into a congested bike lane, hoping someone will let you in.

Has anyone from the city actually tried exiting or entering either Heritage, Supreme Fitness or A Mart at 4:00 - 5:00 in the afternoon and actually seen what it is like? Data on paper is quite different than actually experiencing the congestion first hand.

I'm expressing my concern again as undoubtedly, this new construction will add to the congestion and safety of the area, not to mention that the construction crews will be using our shared entrances for their heavy machinery in an already high traffic area. I cannot in good conscience, support this large scale construction and traffic congestion without added safety measures put into place by the city and the investment companies involved.

Thank you again for your attention to this matter. I am speaking up on behalf of small businesses, pedestrians, bikers as well as car owners.

Megan Hile
608 217-5781 (cell)
Founder & Head Chocolatier
Good Food Award Winner
www.madisonchocolatecompany.com
Facebook: [Madison Chocolate Co.](#)
Instagram: [MadisonChocolate](#)
Madison Chocolate Company
5521 Odana Road, Madison WI 53719
729 Glenway, Madison WI 53711

On Mar 11, 2026, at 7:46 AM, Megan Hile <info@madisonchocolate.com> wrote:

Good morning Sean, thank you so much for for taking the time out to respond. I appreciate all of this information as it he
Megan Hile
608 217-5781 (cell)

Founder & Head Chocolatier
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729 Glenway, Madison WI 53711

On Mar 10, 2026, at 4:41 PM, Malloy, Sean
<SMalloy@cityofmadison.com> wrote:

Hello Megan,

Thank you for reaching back out to us. The City of Madison altered the configuration of Odana Road in the area between S. Whitney Way and S. Gammon Road on/near July 6, 2021. In the years after making the change, we have seen promising results and fewer crashes. The reduction in crashes that we have seen is due to a variety of factors including the change in configuration. See below a summary of the crash summary 4 years before and 4 years after we made the change in the area of Odana Road between Medical Circle and S. Whitney Way.

<image001.png>

The corridor as a whole (S. Whitney to S. Gammon) has also a decrease in crashes.

<image002.png>

Regarding the proposed apartment building, we completed an expected trip generation comparison between the existing use and the proposed use by utilizing the Institute of Transportation Engineers Trip Generation Data; this data is compiled using national studies and is the industry standard for estimating trips. Using this data, there is an expected increase in trips, however, we typically see far less trips for residential uses than is expected. I would expect the new development to generate

about the same amount of trips as the existing uses, at worst the new development would generate an additional 151 trips/day.

<image003.png>

If you have any additional questions, feel free to reach out to us.

Thank you,
Sean Malloy, P.E.
City of Madison - Traffic Engineering
215 Martin Luther King Jr. Blvd., Suite 109
Madison, WI 53703
ph: 608.266.5987
smalloy@cityofmadison.com

From: Megan Hile <info@madisonchocolate.com>
Sent: Sunday, March 8, 2026 12:44 PM
To: Tao, Yang <YTao@cityofmadison.com>
Cc: Guequierre, John <district19@cityofmadison.com>; Plan Commission Comments <pccomments@cityofmadison.com>; Malloy, Sean <SMalloy@cityofmadison.com>; Putnam, William <WPutnam@cityofmadison.com>; Mohr, Thomas <TMohr@cityofmadison.com>; Tuttle, Meagan <MTuttle@cityofmadison.com>
Subject: Re: Odana Intersection and 5555 Odana New Construction

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Hello and thank you for writing back. If the city is monitoring these very tricky traffic points as you point out, what have been the findings and has the city done any detailed or extensive traffic studies on this corner since the change in 2023? Specifically one right turn lane (turning south off Odana on to Whitney Way) backs up traffic all the way to Smart motors at Odana and Tokay, Monday-Friday.

Or the two left turn lanes going west from Whitney way immediately funnel into one lane often leaving traffic hanging in intersection when light turns because there is nowhere for the

cars to go with such a small merge area.

Again, adding 550 units all funneling into and out of one drive at a major access point, will most likely cause more chaos than we have right now. This needs attention.

As a small business owner and resident of Midvale Heights, I am asking for monitoring of this complex intersection and a study of how this new housing development will impact the safety of all the entrances between A/Mart / Heritage and Taco Bell. I want to ensure that the city is evaluating and planning the best possible outcomes for this corridor before rushing approvals.

Thank you-
Megan

Megan Hile
608 217-5781 (cell)

Founder & Head Chocolatier
Good Food Award Winner

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Instagram: [MadisonChocolate](#)

Madison Chocolate Company

5521 Odana Road, Madison WI 53719

729 Glenway, Madison WI 53711

On Mar 7, 2026, at 5:08 PM, Tao, Yang
<YTao@cityofmadison.com> wrote:

Greetings Alder Guequierre and Megan,

Thank you for contacting us and sharing Megan's concerns on potential traffic impacts with the proposed development at 5555 Odana Road. I appreciate the thoughtful inputs and Megan sharing the perspective of the businesses located at Heritage Square.

We understand the concerns Megan raised about congestion at and near the Odana-Whitney intersection, particularly during peak morning and afternoon hours, and the challenges at the Heritage Square driveway. Your observations about the left-turn movement from Whitney Way, backups from time to time along Odana, and the challenges entering and exiting the shared driveway are important and we have been monitoring those.

As you noted, our community needs more housing opportunities, including the proposed development at 5555 Odana Road. It is essential that we carefully balance continued development with the transportation impacts it may create for surrounding businesses, residents, and the broader corridor. Ensuring safe and functional access to existing properties like Heritage Square is an important part of that discussion. The City staff team will continue to carefully evaluate and balance all these important needs as the project goes through the process.

Thank you again for sharing your thoughtful inputs with us and we will continue to work on incorporating those as much as we can.

Best,
Yang

<image004.jpg>

Yang Tao, PhD, PE, PTP (he/him/his)
Director of Traffic Engineering | City of Madison,
Wisconsin
Madison Municipal Building, Suite 109
215 Martin Luther King Jr Blvd, Madison, WI 53703
Office: 608.266-4761 | Direct: 608.266.4815 | Fax:
608.267.1158

www.cityofmadison.com/trafficengineering/

[<image005.png>](#)

[<image007.jpg>](#)

[<image009.jpg>](#)

From: Guequierre, John <district19@cityofmadison.com>
Sent: Sunday, February 22, 2026 3:27 PM
To: Megan Hile <info@madisonchocolate.com>
Cc: Tao, Yang <YTao@cityofmadison.com>; Plan Commission
Comments <pccomments@cityofmadison.com>
Subject: RE: Odana Intersection and 5555 Odana New
Construction

Hello, Megan,

Thanks for taking the time to share your well-organized
suggestions. It's helpful for staff as they consider
recommended conditions for the Conditional Use
Permit.

[<image001.jpg>](#)

John Guequierre (he/him/his)

District 19 Alder

City of Madison ● Office of the Common Council
Room 505, City-County Building
210 Martin Luther King, Jr. Blvd.
Madison, Wisconsin 53703

Tel 608 571 3530

Email district19@cityofmadison.com

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open record requests.*

From: Megan Hile <info@madisonchocolate.com>
Sent: Saturday, February 21, 2026 7:19 PM
To: Guequierre, John <district19@cityofmadison.com>
Cc: Tao, Yang <YTao@cityofmadison.com>; Plan Commission Comments <pccomments@cityofmadison.com>
Subject: Re: Odana Intersection and 5555 Odana New Construction

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Hello - I am writing to let you know the city never followed up regarding the traffic on this corner. I am writing again to express the following major concerns and as you are my alder, and I find it important that you know the concerns. . I will write again in case it was overlooked. I am also voicing my comments for traffic engineering regarding the new construction at 5555 Odana Road.

- The intersection of Odana and Whitney Way, whether traveling east or west, has been a terrible bottleneck and accident-prone corner since the lane consolidation and the addition of a bike lane in 2023. Traffic in the morning turning left onto Odana from Whitney Way is terrible, the two turn lanes immediately have to merge into one, often causing accidents.
- Second, afternoon traffic going east down Odana, backs up all the way past Smart Motors on Odana. It often backs up past the intersection of Odana and Tokay, which has only one right turn lane onto Whitney Way.
- This blocks traffic in and out of 5521 Odana, my shop and all the shops at Heritage Square. It makes for a dangerous exit on to Odana and cars use that middle

turn lane as just a driving lane (in either direction)

- With the **new construction proposal of over 220 units moving in at 5555 Odana** and our driveway being the only access point off Odana, this poses a HUGE imposition to our shopping area at Hertigae Square. The city and traffic engineering have thus far not shown consideration for how this will impact the already congested corner. Our entrance will inevitably get much busier and being able to enter and exit this driveway safely is of utmost concern.
- I want to voice my concern about our shared driveway (easement) being the only entrance on Odana for the new construction. I'm not opposed to the new building and I applaud the city's efforts in new housing. However, I'm extremely concerned about how this will impact traffic on that corner and what the city's plan is for addressing it before it worsens.

Thank you all for your attention to this matter.

Megan Hile

608 217-5781 (cell)

Founder & Head Chocolatier

Good Food Award Winner

www.madisonchocolatecompany.com

Facebook: [Madison Chocolate Co.](#)

Instagram: [MadisonChocolate](#)

Madison Chocolate Company and Gluten Free Bakery

5521 Odana Road, Madison WI 53719

729 Glenway, Madison WI 53711

On Sun, Aug 3, 2025 at 11:09 AM Megan Hile

<info@madisonchocolate.com> wrote:

Hello! I am writing first to introduce myself, Megan Hile, owner of Madison Chocolate Company. We moved into the old associated bank in 2022.

As I am sure you have probably noticed, the corner at Odana and Whitney is left looking like this with frequency. (See below) This extremely busy intersection is often used for panhandling and left messy. Oftentimes there is garbage and plastic bottles left behind (milk crates quite often). I really like where my shop is located, however having junk left constantly on the corner is not great.

Panhandling is one thing, however leaving the garbage, milk crates and what not in the intersection is not contributing to the cleanliness of the intersection. We have many more multi unit apartments in the area, pedestrians on foot much more in a once only commercial corridor. Can the city ask people panhandling to clean up?

My second area of concern is traffic going east on Odana turning south (right turn) onto Whitney way. This right-turning traffic only has one turn lane, bicyclists have to be extremely cautious, and the traffic backs up all the way from Whitney Way to where the car dealerships are located at Tokay and Odana. This creates terribly congested entry points into our shopping area, Heritage Square, as we are on the corner. I am unsure of what future plans are for this intersection in general, however the changes made in 2023 seem like there is room for improvement with city engineering.

I would like to invite you over to my shop for a coffee so I can properly introduce myself to you and so we might talk more in-depth on these topics. Probably seeing first hand the traffic pattern

would also be useful.

Thank you and I look forward to hearing from you.

<image002.jpg>

Megan Hile

608 217-5781 (cell)

Founder & Head Chocolatier

Good Food Award Winner

www.madisonchocolatecompany.com

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Instagram: [MadisonChocolate](#)

Madison Chocolate Company

5521 Odana Road, Madison WI 53719

729 Glenway, Madison WI 53711

From: [Trina McCormick](#)
To: [Plan Commission Comments](#)
Subject: Registrar #s 91459 and 91512 (5534 Medical Circle)
Date: Friday, March 13, 2026 9:25:24 AM
Attachments: [image001.png](#)
[5534 Medical Cir. building issues.docx](#)

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To Whom It May Concern,

We appreciate the opportunity to provide this statement for the record regarding our organization's decision to relocate from our current building. Our intent is to briefly outline the considerations that informed this decision as part of our long-term planning process.

After careful consideration, our organization determined that relocating from the current building at 5534 Medical Circle was necessary due to the age of the structure and the scope of infrastructure improvements required to maintain and modernize the facility. An evaluation of the building's systems and ongoing maintenance needs indicated that addressing these issues would require extensive and costly repairs.

Please find attached a list of areas of concern identified within the past 12 months. This list is not intended to be comprehensive.

Best Regards,

Trina McCormick

The logo for Madison Psychiatric Associates (MPA) consists of the letters 'M', 'P', and 'A' in a stylized, spaced-out font. The 'M' is blue, the 'P' is green, and the 'A' is orange.

**Trina
McCormick**

Clinic Manager

Madison Psychiatric Associates
trina@mpamadison.com

608.274.0355

Madison Psychiatric Associates
[5534 Medical Circle](#)
[Madison, WI 53719](#)

t: 608.274.0355

f: 608.274.5546

www.madisonpsychiatricassociates.com

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- Roof not draining, water funneling toward the building. Regrading the entire West side of the building.
- Plethora of mice – get trapped and die behind the walls or die in the crawl space. Also free range in the kitchen cabinets.
- Clogged drains, (kitchen, drain outside basement door and employee bathroom downstairs) upstairs waiting room sink needs to be snaked and back employee bathroom needs new toilet handle.
- Back door needs to be replaced. Heat escapes and creates an ice dam preventing the door from closing. This is the handicapped door. Had repairman come look at it. Replacement is only option.
- Furnace / Air conditioning issues due to old system and new duct work is not an option. Some rooms very hot and others very cold for either season.
- Very low fresh air return-4%, should be more than 20%. This reading was done by the mold remediation company in June 2025. Would require digging under the building to replace old ductwork. (Currently caved in)
- No hot water in the faucet in the coffee station. Leaks when you turn it on under the cabinet.
- Some of the outside lighting will not go on despite new bulbs. Need electrician to troubleshoot.
- All the cabinet laminate is falling off or is off.
- Mold was identified in offices 10 & 12. Remediation completed but all ducts were recommended to be replaced as they're all rusted allowing for dust, dirt, mold etc to gather and grow.

From: [Amanda Ryan](#)
To: [Plan Commission Comments](#)
Subject: Comments on item 91512
Date: Friday, March 13, 2026 8:47:21 AM

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As a parent of two children who attended Montessori Children's House (MCH) from fall 2014 through summer of 2021, I am concerned that both of the proposed buildings' heights and proximities to MCH will create a privacy and security issue for children and staff who use the preschool's outdoor playgrounds and garden areas on a daily basis year-round. The plan shows that the proposed building on Odana Rd will have a closer proximity to the preschool's playground and be an additional story taller than the current neighboring apartment complex. This creates direct sight-lines from the proposed building's windows/balconies into the playground, which cannot be adequately screened with natural tree plantings or constructed fences. No school, and particularly a preschool with young children, should have residential balconies overlooking its playground. At the very least, if the proposed 6 story building on Odana Rd moves forward, it should match the current height (5 story) and setback standard set by the existing apartment complex, and be modified to remove the rear balconies overlooking the preschool's playground to preserve children's privacy and security.

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Thank you,
Amanda Ryan

From: [Stacy Bruner](#)
To: [Punt, Colin](#); [Plan Commission Comments](#); [Urban Design Comments](#)
Subject: #91512 (5534 Medical Circle & 5555 Odana Road)
Date: Thursday, March 12, 2026 4:55:43 PM
Attachments: [Medical Circle Roof and Siding Report.pdf](#)
[5534 Medical Cir. building issues - from MPA.docx](#)

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Dear City of Madison Plan Commission and Urban Design Commission Members,

My name is Stacy Bruner, and I am a principal member of BPH LLC, the current ownership group of 5534 Medical Circle. I am writing to submit comments regarding the potential consideration of 5534 Medical Circle for historic designation as part of a broader proposed district.

I respectfully request that 5534 Medical Circle not be designated as a historic property and the demolition permit be approved for the following reasons.

1. The building is already functionally obsolete and its long-term tenant is vacating:

The original owner and long-term occupant, Madison Psychiatric Associates (MPA), made the decision to sell the building to our group in November 2024 with the intention of relocating due to the age, layout, and limitations of the structure. Their relocation plans were established well before any redevelopment discussions were underway. Their lease is ending, and they are moving to a more modern facility better suited to current medical and operational standards.

This vacancy is not speculative. It is imminent and based on functional inadequacy, not redevelopment pressure.

2. The building is in deteriorating condition and economically impractical to rehabilitate:

The structure is in poor physical condition and is functionally outdated. Significant capital investment would be required to modernize the building systems, accessibility, layout, and overall usability while maintaining its current architectural appearance.

To better understand the condition of the building's exterior envelope, our ownership group engaged Badgerland Exteriors, an established exterior construction company, to provide an objective assessment of the roof, siding, and overall exterior condition of the structure. Their written report, which is attached along with photographic documentation, estimates that it would cost in excess of \$250,000 to repair the building's exterior components alone while maintaining the building in like form.

Importantly, this estimate does not include additional known deficiencies such as the deteriorating parking lot or the various interior issues identified by the current tenant, Madison Psychiatric Associates, which are also documented in the materials attached to this submission.

Based on realistic leasing economics in this corridor, these combined costs would not be recoverable through market rents.

A historic designation would likely render the property economically unviable, resulting in prolonged vacancy rather than meaningful preservation. Without a financially sustainable use, designation does not preserve vitality; it risks accelerating deterioration.

3. Similar nearby properties demonstrate the risk of long-term vacancy:

My understanding is that 5534 Medical Circle is being evaluated alongside several buildings of similar age and architecture as part of a potential historic district.

At least one comparable property in the immediate area, 5520 Medical Circle, has remained largely vacant for well over a decade. This is not a reflection of a lack of effort, but rather the reality that these structures, in their current form, are difficult to lease or repurpose under modern code, accessibility, and operational standards.

Granting historic designation to 5534 Medical Circle would significantly limit redevelopment flexibility and likely produce a similar outcome of long-term vacancy and underutilization.

4. Redevelopment aligns with adopted planning goals

The property is under contract to Bear Development proposing a mixed-use development. Additional housing supply in this corridor directly aligns with the City's Comprehensive Plan goals, including infill development, housing availability, and efficient land use near employment centers and services.

Preserving a functionally obsolete building at the expense of needed housing would conflict with broader community objectives.

I fully appreciate the importance of historic preservation when a property possesses clear architectural, cultural, or community significance that justifies long-term protection. However, in this case, designation would not serve the public interest. Instead, it would likely result in vacancy, deterioration, and underutilization of a property in a corridor well-positioned for reinvestment and housing growth.

Once again, I respectfully request that the Commission approve the demolition permit for 5534 Medical Circle and allow the property to move forward through the standard redevelopment review process.

Thank you for your time and thoughtful consideration.

Stacy Bruner
Member – BPH LLC
StacyB@brunerrealtyinc.com

- Roof not draining, water funneling toward the building. Regrading the entire West side of the building.
- Plethora of mice – get trapped and die behind the walls or die in the crawl space. Also free range in the kitchen cabinets.
- Clogged drains, (kitchen, drain outside basement door and employee bathroom downstairs) upstairs waiting room sink needs to be snaked and back employee bathroom needs new toilet handle.
- Back door needs to be replaced. Heat escapes and creates an ice dam preventing the door from closing. This is the handicapped door. Had repairman come look at it. Replacement is only option.
- Furnace / Air conditioning issues due to old system and new duct work is not an option. Some rooms very hot and others very cold for either season.
- Very low fresh air return-4%, should be more than 20%. This reading was done by the mold remediation company in June 2025. Would require digging under the building to replace old ductwork. (Currently caved in)
- No hot water in the faucet in the coffee station. Leaks when you turn it on under the cabinet.
- Some of the outside lighting will not go on despite new bulbs. Need electrician to troubleshoot.
- All the cabinet laminate is falling off or is off.
- Mold was identified in offices 10 & 12. Remediation completed but all ducts were recommended to be replaced as they're all rusted allowing for dust, dirt, mold etc to gather and grow.





♿
ENTRANCE
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**BADGERLAND
EXTERIORS
— & SOLAR —**

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Company Representative
Jeremy Meier
Phone: (608) 370-1514
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We looked at the property at 5534 Medical Circle, Madison WI on March 2nd. Inspection included the Mansard Roof, the low sloped roof, siding, soffit, and fascia. The cedar shakes on the Mansard roof areas is about to the end of its life. Shakes are starting to hold moisture and several are starting to split. Several areas are showing algae growth. My recommendation is for full replacement. The low sloped roof which is EPDM looks to be about 15 years old. Most EPDM roofs last about 20 years. Flashing tapes are starting to lose adhesion. Seams are starting to come apart. Recommendation is to replace in the next few years.

Bruner Realty and Property Management
5534 Medical Circle
Madison, WI 53719
(608) 695-9390

Job: Bruner Realty and Property Management

Mansard Roof - Jumbo Wood Shakes

Cedar #1 Tapersawn Shakes - CCA Treated - 24"x5/8" Royal
#1 Medium Hand-Split Shingle Ridge - CCA Treated
Grace Ice & Water Shield HT (2 sq)
Installation of Cedar Shake

\$50,480.86

EPDM Roof

Remove current flat roof material and install 60 mil EPDM. We will tear off current roof down to the roof deck. We will inspect the roof deck for any compromised decking. If we find any compromised decking that we need to replace, it will be billed at \$75 per sheet. When the roof deck has been inspected and cleaned we will install 1/2" fiberboard on the entire roof deck. Fiberboard Insulation possesses unique bonding characteristics that ultimately result in superior adhesion capabilities with the EPDM membrane and adhesive that we will be using. We will use screws and plates to secure the fiberboard to the decking of the roof. Once the fiberboard is properly fastened we will glue the EPDM to the fiberboard.

Mule-Hide EPDM Sheet - .060 - 20'x100'
Tapered ISO System
Drill Point Screws - 1 5/8" (100 Cnt)
Mule-Hide Insulation Plate - 3" (1000 Cnt)
Mule-Hide Uncured EPDM Flashing Tape - 6"x100' - Black
Mule-Hide Cured Cover Tape - 6"x100' - Black
Mule-Hide EPDM In-Seam Tape - 6"x100' - Black
Mule-Hide Uncured EPDM Flashing Tape - 12"x50' - Black
Mule-Hide EPDM RMS w/ 3" Tape - 6"x100'
Mule-Hide Water Cut-Off Mastic (11 oz)
Mule-Hide Lap Sealant (11 oz) - Black
Mule-Hide EPDM Bonding Adhesive (5 gal)
Mule-Hide Tape Primer (1 Gal)
Chip Brush - 3"
Standard Roller Frame - 9"
Roller Cover - 9" - 3/8" Nap
Mule-Hide EPDM Pipe Flashing w/ Tape - 1"-6" - Black

Labor

Removal of current flat roofing material and installation of new Mule Hide 60mil rubber roofing system

\$134,828.36

Cedar Siding and Trims

11/16 in. x 8 in. x 144 in. Wood Cedar Bevel Siding

5/4x4" Cedar Trim


5/4"x12" Cedar Trim

Labor

\$67,486.74

TOTAL

\$252,795.96

Finance as much as \$100,000 • Starting at \$1,025/month with  • [APPLY](#)

Badgerland Exteriors LLC, ("Badgerland"), provides this estimate to the above-identified Customer to provide the foregoing labor and materials for the estimated Contract Price stated above.

This estimate is an approximation and is not guaranteed. This estimate is based on information provided from Customer regarding project requirements. Actual costs may change once all project elements are finalized or negotiated. Prior to any changes of cost, Customer will be notified. This Estimate is only valid for 15 days. After 15 days, this Estimate shall be null and void for all purposes. This estimate does not create a binding agreement between Badgerland and Customer, and no binding agreement between Badgerland and Customer shall exist until both parties have duly executed a Service Agreement for the above described labor and materials.

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date