



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 425 Woodward Drive  
**Application Type:** Conditional Use  
**Legistar File ID #:** [32921](#)  
**Prepared By:** Kevin Firchow, AICP, Planning Division  
Report Includes Comments from other City Agencies, as noted

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There are two proposed changes to the recommended conditions of approval.

The first change, proposed by City Engineering, removes their request for a Certified Survey Map (CSM) to combine the underlying lots. That is listed as Condition #1 in the original staff report. Since issuance of their original comments, Engineering has discussed this condition with the Zoning Administrator and other agencies and now asks for that condition to be removed. The Planning Division understands that CSMs have not previously been required for similar requests on residential properties.

The second change relates to possible disturbances near the identified Indian Mounds on the subject property. Construction activity, including the construction of the proposed addition, must be approved by the State of Wisconsin Historical Society. The applicant has been in contact with the Historical Society, though they have not yet made a formal application. Please see the attached materials. The Planning Division requests the following additional condition:

- That prior to the sign-off of this conditional use and issuance of permits, the applicant shall provide evidence that the State of Wisconsin Historical Society has provided their required approvals.

With these modifications, staff believes the project can meet the approval standards and be approved on the consent agenda. Staff recommends that the motion to approve specifies these revised conditions.