



PREPARED FOR THE PLAN COMMISSION

Project Address: 6722 Odana Road (19th Aldermanic District, Ald. Furman)
Application Type: Conditional Use
Legistar File ID #: [67280](#)
Prepared By: Colin Punt, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Rich Dolezal; Destree Architects; 222 W Washington Ave #310; Madison, WI 53703

Owner: Katarina Luther, DVM; 322 Junction Rd; Madison, WI 53717

Requested Action: Approval of a Conditional Use to permit animal boarding in a Commercial Center district at 6722 Odana Road per MGO §28.061(1).

Proposal Summary: The applicant seeks to permit cat boarding at an existing animal hospital in an existing building.

Applicable Regulations & Standards: This proposal is subject to the standards for conditional uses, MGO §28.183(6).

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the requests to permit animal boarding at an existing animal hospital in an existing building at 6722 Odana Road. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Parcel Location: The subject site is a 36,754 square-foot (0.84-acre) parcel located on the north side of Odana Road, between Grand Canyon Drive and South Gammon Road. It is within Aldermanic District 19 (Ald. Furman) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The site, zoned CC (Commercial Center District), is developed with a 9,600-square foot single-story commercial building with a second tenant space originally constructed in 1971 and surface parking.

Surrounding Land Uses and Zoning:

North: Stormwater ponds and playfields, zoned CN (Conservancy district);

West: Single-story multi-tenant commercial buildings and surface parking lots, zoned CC (Commercial Center district);

South: Single-story multi-tenant commercial buildings and surface parking lots, zoned CC; and

East: Single-story multi-tenant commercial buildings and surface parking lots, zoned CC.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends CMU (Community Mixed Use) for the site. The [Odana Area Plan](#) (2021) also recommends CMU. The [Southwest Neighborhood Plan](#) (2008) does not have specific recommendations for the site.

Zoning Summary: The subject property is zoned CC (Commercial Center District):

| Requirements | Required | Proposed |
|-------------------------|--|--------------------------------------|
| Front Yard Setback | 0' or 5' | 50' 0" |
| Side Yard Setback | One-story: 5' Two-story or higher: 6' | 20' 0" east side 40' 0" west side |
| Rear Yard Setback | The lesser of 20% of lot depth or 20' | 92' 0" |
| Maximum Lot Coverage | 85% | 83.7% |
| Maximum Building Height | 5 stories/ 78' | 1 story existing building |

| Site Design | Required | Proposed |
|-------------------------------------|--|----------------------|
| Number Parking Stalls | No minimum required | 46 |
| Accessible Stalls | Yes | 3 |
| Loading | Not required | None |
| Number Bike Parking Stalls | Veterinary clinic: 1 per 5 employees Animal boarding facility: 1 per 2,000 sq. ft. floor area (1) General retail; services business; office: 1 per 2,000 sq. ft. floor area (1) | 9 |
| Landscaping and Screening | Not required | Existing landscaping |
| Lighting | Not required | Existing lighting |
| Building Forms | Not required | Existing building |
| Other Critical Zoning Items: | Barrier Free (ILHR 69), Utility Easements, Adjacent to Park | |

Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Project Description, Analysis, and Conclusion

The applicant, representing Cat Care Clinic, a veterinary clinic, is seeking to offer short-term cat boarding to its clients. The animal clinic occupies the majority (approximately 7,500 square feet) of the building. Approximately 1,500 square feet are available to lease to a future tenant. The boarding activities are proposed for an approximately 550-square foot area in the southwest corner of the clinic space. To address concerns regarding noise or odors, the applicant has kept the size of the proposed boarding operation to a minimum, provided furring for additional soundproofing to the concrete masonry exterior walls, and the minimized the number of and size of windows to that necessary to provide light for the boarded cats.

Adopted Plan Recommendations

The [Comprehensive Plan](#) (2018) recommends CMU (Community Mixed Use) for the site. CMU areas consist of a relatively high-intensity mix of residential, retail, office, institutional, and civic uses, generally located adjacent to a major transportation corridor. The [Odana Area Plan](#) (2021) also recommends CMU. The [Southwest Neighborhood Plan](#) (2008) does not have specific recommendations for the site. As there is no construction proposed and nothing in this approval would preclude development consistent with the adopted plans, Staff believes the request is consistent with plan recommendations.

Conditional Use Standards

In regards to conditional use approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City’s adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of §28.183(6) M.G.O. are met. Staff advises the Plan Commission that in evaluating the conditional use standards, State law requires that conditional use findings must be based on “substantial evidence” that directly pertains to each standard and not based on personal preference or speculation. Because the space is already utilized as a veterinary hospital and the requested action the proposed boarding operation is minimized in size, the exterior wall of the boarding area is constructed with concrete masonry units furred to provide additional soundproofing, and the minimal number of windows to provide light for the boarded cats, based on the submitted materials, Staff does not anticipate there will be detrimental impacts to the area and that all applicable standards of approval can be found met.

Conclusion

Staff believes that given the surrounding uses and the scale of the clinic and boarding operation, the Plan Commission can find the applicable conditional use standards of approval to be met and approve the conditional use request. Staff notes that as a conditional use, the Plan Commission retains “continuing jurisdiction” to review and resolve complaints that may arise on the operation of the conditional use.

At time of report writing, staff is unaware of any public comments.

Recommendation

Planning Division Recommendation (Contact Colin Punt, (608) 243-0455)

The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the requests to permit animal boarding at an existing animal hospital in an existing building at 6722 Odana Road. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Recommended Conditions of Approval

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| Major/Non-Standard Conditions are Shaded |
|--|

Zoning (Contact Jenny Kirchgatter, (608) 266-4429)

1. The proposed animal boarding facility must follow supplemental regulations Section 28.151 for an *Animal Boarding Facility, Kennel, Animal Shelter*. Note that there are no outdoor exercise areas or facilities proposed for the animal boarding facility.

Fire Department (Contact Bill Sullivan, (608) 886-4691)

2. Ensure the fire alarm and fire sprinkler inspection testing and maintenance has been completed and documentation completed via the City of Madison Fire Dept. reporting system. Two addresses are listed on the parcel, 6718 & 6722.

The Planning Division, Traffic Engineering Division, Parks Division, Water Utility, and City Engineering Division Mapping Section reviewed this request and have recommended no conditions of approval.