



Department of Planning & Community & Economic Development

Planning Division

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TO: Plan Commission
FROM: Colin Punt, Planner
DATE: February 7, 2022
SUBJECT: ID 69715 – Re-approving the preliminary and final plat of “Element District” at 5501 Mineral Point Road and 425-441 Charmany Drive; 19th Ald. Dist.

On February 2, 2021, the Common Council conditionally approved an application by Mandel Group and University Research Park for approval of the final plat of the “Element District” subdivision. The subdivision includes six lots for mixed-use, laboratory, office, hotel, and commercial development, one private outlot, and two streets to be dedicated to the public located at 5501 Mineral Point Road and 425-441 Charmany Drive. Concurrent with the plat approvals, one lot was zoned TSS, three lots were zoned TE, and two lots and the outlot remained SE. The February 3, 2021 approval letter and final plat are attached to file ID 63210.

Wis. Stats. Section 236.25(2)(b) provides twelve (12) months to record a final plat following its last approval. Due to delays satisfying the various conditions of approval for the subdivision, the final plat was not recorded before February 2, 2022, and the previous preliminary and final plat approval is expired.

A previous change to the subdivision, resulting in the combination of Lots 1 and 2 is reflected in this request, and that change and the conditions of approval in the 2021 approval would be carried forward with the requested re-approval. The project team anticipates recording the final plat soon after the resolution re-approving the plat is adopted.

The Planning Division recommends that the Plan Commission forward the resolution re-approving the preliminary and final plat of the “Element District” at 5501 Mineral Point Road and 425-441 Charmany Drive to the Common Council with a recommendation of approval, subject to input at the public hearing and the conditions contained in the February 3, 2022 approval letter.

cc: Paul Muench, University Research Park (by e-mail only)
Quinlan Purkey, University Research Park (by e-mail only)
Will Kotler, D’Onofrio Kottke & Associates (by e-mail only)
Elizabeth Adler, Mandel Group (by e-mail only)