



Memorandum to the Plan Commission

March 19, 2012

Legistar ID: #25615
12003 Mineral Point Road
Re-Approval of Tormey Ridge Final Plat

Report Prepared By:
Kevin Firchow, AICP
Planning Division

Mineral Point Holdings, LLC, the applicant for the Tormey Ridge subdivision, requests re-approval of the final plat. This plat was originally approved by the Common Council on April 22, 2008.

This is the applicant's second "re-approval" request. The final plat was previously re-approved by the Common Council on April 13, 2010. The plat has not yet been recorded.

The applicant believes it would not be prudent to proceed with plat recording at this time due to current market conditions. No changes are proposed to what was previously approved. State statute specifies the timeline in which a final plat must be offered for recording following its approval. Since the last re-approval, changes in state statutes now require approved plats be recorded within 12 months of its approval. As such, a re-approval of this plat would provide the applicant an additional 12 months to record the final plat.

Please note, reviewing agencies were asked to review their previously submitted comments noted in the 2010 approval letter. An updated list of comments is included at the back of the packet. The previously approved plat, the approval letter, and staff report are also attached.

Recommendation

Planning Division Recommendation (Contact Kevin Firchow, 267-1150)

The Planning Division recommends that the Plan Commission forward the final plat of Tormey Ridge to the Common Council with a recommendation of **approval**, subject to the conditions recommended by the Planning Division and other reviewing agencies (attached).