



Department of Planning & Community & Economic Development

## Planning Division

Katherine Cornwell, Director

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**TO:** Plan Commission  
**FROM:** Timothy M. Parks, Planner  
**DATE:** March 21, 2016  
**SUBJECT:** ID 42140 – Re-approving the preliminary plat and final plat of “First Addition to 1000 Oaks” at 702 South Point Road; 9th Ald. Dist.

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On April 8, 2014, the Common Council conditionally approved an application by VH South Pointe Land, LLC/ Veridian Homes for approval of request to rezone 702 South Point Road from A (Agricultural District), TR-C3 (Traditional Residential–Consistent 3 District) and PD (Planned Development District) to TR-C3, TR-P (Traditional Residential-Planned District) and CN (Conservancy District) and approved the preliminary plat and final plat of “First Addition to 1000 Oaks” subdivision. The approved subdivision includes 259 single-family lots, 11 lots for two-family-twin residences, 7 outlots to be dedicated to the City for expansion of a park, an alley, and stormwater management, as well as 2 outlots for private open space on 92.4 acres generally located at the northwestern corner of Valley View Road and South Point Road. The April 10, 2014 approval letter, preliminary plat and final plat are attached.

Wis. Stats. Chapter 236.25(2)(b) provides 12 months for recording of a final plat following its last approval. At the applicant’s request, the Common Council approved a resolution re-approving the preliminary plat and final plat of First Addition to 1000 Oaks on March 31, 2015 following a recommendation of approval by the Plan Commission on March 23, 2015. Due to delays satisfying the myriad of conditions of the 2014 approval, the subdivision may not be recorded prior to March 31, 2016.

As a result, the applicant has requested a second re-approval of the subdivision to allow the project to proceed beyond the period of its 2014 and 2015 approvals. No changes to the development are proposed, and the conditions of approval in 2014 approval letter would be carried forward with the second requested re-approval. The project team anticipates recording of the plat shortly following the current re-approval request.

The Planning Division recommends that the Plan Commission forward the resolution re-approving the preliminary plat and final plat of First Addition to 1000 Oaks located at 702 South Point Road to the Common Council with a recommendation of approval, subject to input at the public hearing and the conditions contained in the attached April 10, 2014 approval letter. Staff is unaware of any changes to the surrounding area that would render the project incompatible with its existing or planned surroundings, and the project as previously approved remains consistent with the recommendations in the Pioneer Neighborhood Development Plan.

cc: Jeff Rosenberg, Veridian Homes (by e-mail only)  
Brian Munson, Vandewalle & Associates (by e-mail only)  
Dan Day, D’Onofrio Kottke & Associates (by e-mail only)