



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4635
www.cityofmadison.com

TO: Plan Commission
FROM: Timothy M. Parks, Planner
DATE: November 7, 2022
SUBJECT: ID [70407](#) – Re-approving the final plat of *Westwind* at 10554 Mineral Point Road; 9th Ald. Dist.

On August 3, 2021, the Common Council conditionally approved an application by Jack McKenzie, Westwind Madison, Inc. for approval of the final plat of the *Westwind* subdivision. The subdivision creates 70 single-family lots, four outlots dedicated to the public for stormwater management, and one outlot for future development from 52.4 acres of undeveloped land located at 10554 Mineral Point Road. The proposed lots are part of the overall 141.8-acre former “Herrling” property located in the northeastern quadrant of Mineral Point Road and Pioneer Road, which was the subject of a preliminary plat approved in June 2019. The land included in this final plat is zoned SR-C2 (Suburban Residential–Consistent 2 District). The August 10, 2021 approval letter and *Westwind* final plat are attached to file ID 70407.

Wis. Stats. Section 236.25(2)(b) provides twelve (12) months to record a final plat following its last approval. The approved final plat was not recorded before August 10, 2022 (one year from the date of the 2021 approval letter), so the previous final plat approval is expired.

No changes to the subdivision are proposed, and the conditions of approval in 2019 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 and reviewing agencies recommend that the Plan Commission forward Resolution ID 70407, re-approving the final plat of the *Westwind* at 10554 Mineral 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 August 10, 2021 approval letter.

cc: Jack McKenzie, Westwind Madison, Inc. (by e-mail only)
Josh Pudelko, Trio Engineering, LLC (by e-mail only)