



Department of Planning & Community & Economic Development

## Planning Division

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**TO:** Plan Commission  
**FROM:** Timothy M. Parks, Planner  
**DATE:** May 4, 2015  
**SUBJECT:** ID 38237 – Re-approving the preliminary and final plat of University Research Park-Pioneer First Addition at 1004-1504 S. Pleasant View Road; 1st Ald. Dist.

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On January 8, 2013, the Common Council conditionally approved an application by the University of Wisconsin Board of Regents to zone approximately 103.7 acres of land located at 1004-1504 S. Pleasant View Road to the RDC (Research and Development Center District) and C (Conservancy District) zoning districts [1966 Zoning Code], and approved a master plan to guide future development and the preliminary plat and final plat of “University Research Park-Pioneer Addition” creating 14 lots for research park and office development and 4 outlots for private stormwater management and open space. (The site is now zoned EC (Employment Campus District) and CN (Conservancy District) under the new Zoning Code.) The Plan Commission recommended approval of the zoning request and subdivision plat at its December 17, 2012 hearing. The January 15, 2013 approval letter, master plan, 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, which this project did not meet. The Common Council approved a resolution re-approving the preliminary and final plat of University Research Park-Pioneer First Addition on April 8, 2014 following a recommendation of approval by the Plan Commission on March 24, 2014. Due to delays completing the developers agreement for the proposed subdivision and having the final plat certified by the State of Wisconsin Department of Administration, the subdivision was not recorded prior to April 8, 2015.

As a result, the Board of Regents has requested a second re-approval of the subdivision to allow the project to proceed beyond the period of its 2013 and 2014 approvals. No changes to the development are proposed, and the conditions of approval in 2013 approval letter would be carried forward with the requested re-approval. The project team anticipates recording of the plat shortly following the current re-approval request.

In closing, the Planning Division recommends that the Plan Commission forward the second resolution re-approving the preliminary plat and final plat of University Research Park-Pioneer First Addition to the Common Council with a recommendation of approval, subject to input at the public hearing and the conditions contained in the attached January 15, 2013 approval letter.

cc: Quinlan Purkey, Board of Regents (by e-mail only)