



February 24, 2025

Heather Stouder
City of Madison Department of Planning & Development
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd.
Madison, WI 53701-2985

RE: Westwind Plat - Rezoning Request

Dear Heather,

Please find attached below the copy of the Westwind Madison, Inc. request to rezone Lots 1-70 and Outlots 1-5 of the Westwind Plat, located on the west side of Madison. The applicant desires to rezone these lots from SR-C2 to TR-C3 to match that of the Eagle Trace and Fox Knoll subdivisions, located due north of this property.

This rezone is being requested simply to reduce building setbacks for each of the developable lots. The developer has heard from many perspective buyers that their desired houses are unable to fit within the building footprints under the current SR-C2 zoning designation. Rezoning these lots will allow for greater versatility and a wider variety of building footprints that can be constructed on each lot.

The developer has been in contact with Alder Conklin and the president of the Elderberry Neighborhood Association regarding this request. From those conversations there have been no stated opposition to the request and the Alder has waved the 30-day notice period. The developer has also been in contact with the current landowners in Westwind regarding the rezone. All landowners have signed the Power of Attorney for Zoning Change Application prepared by the developer. The signed copies from each landowner has been included in our Land Use Application.

Thank you for taking the time to review and consider our rezoning application.

Sincerely,

Randall T. Kolinske, PE, LEED-AP
Engineering Services Manager

APPLICANT:

Jack McKenzie
Westwind Madison, Inc.
9201 Waterside Street
Madison, WI 53562
Jack@McKenzie-Apartments.com
608-438-3131

PROJECT ENGINEER:

Randall T. Kolinske, PE, LEED-AP
Vierbicher Associates, Inc.
999 Fourier Drive, Suite 201
Madison, WI 53717
rkol@vierbicher.com
608-821-3950

ALDERPERSON:

Nikki Conklin – District 9
7046 Tree Lane
Madison, WI 53717
District9@cityofmadison.com
262-693-2058

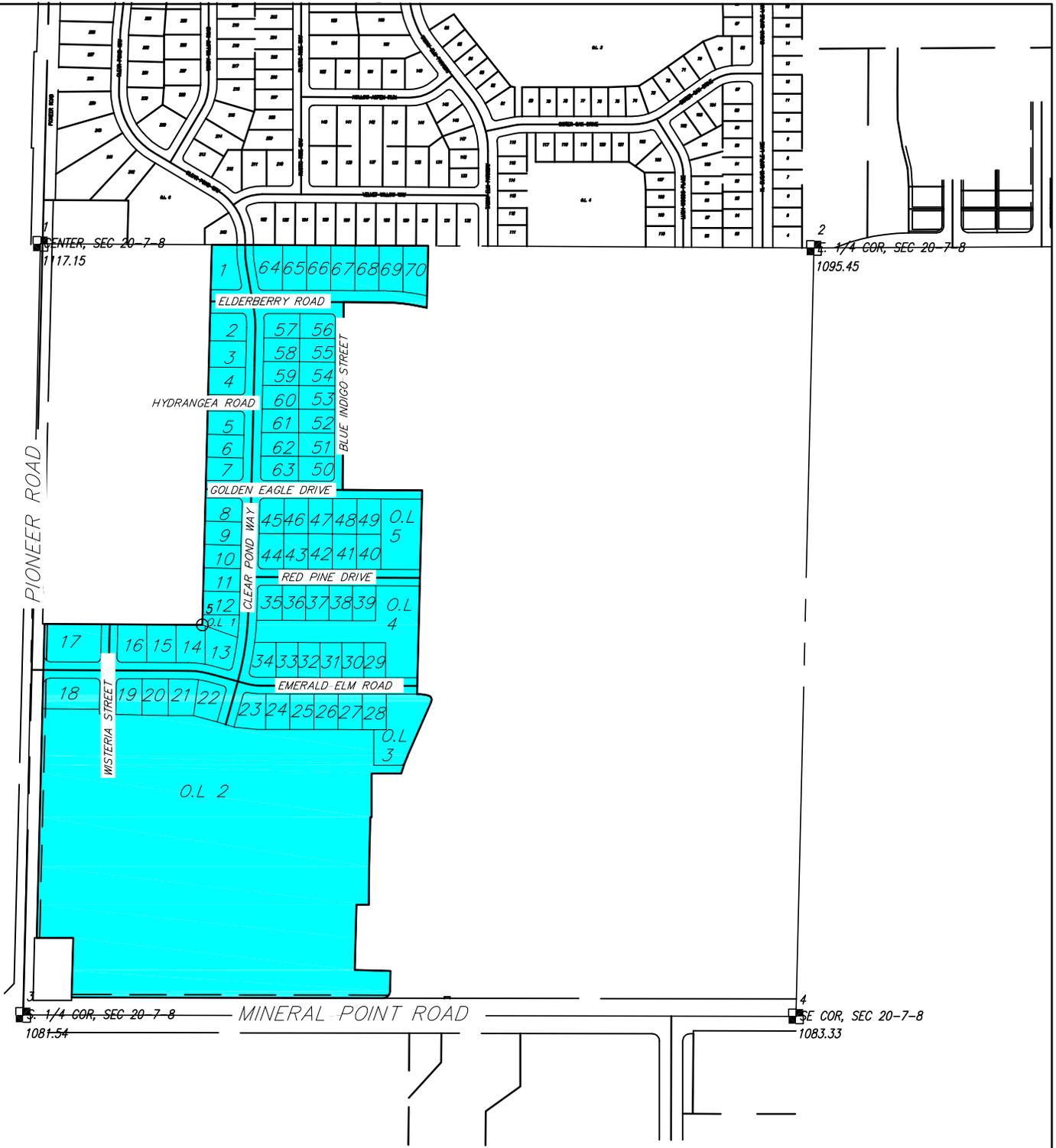
EXISTING ZONING: SR-C2

REQUESTED ZONING: TR-C3

AREA TO BE REZONED: 52.39 Acres

LEGAL DESCRIPTION:

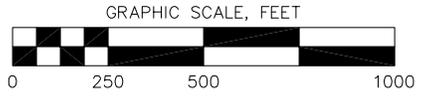
Lots 1-70 and Outlots 1-5 of the Westwind Plat recorded in the Office of Register of Deeds for Dane County, Wisconsin in Volume 61-086A of Plats on pages 497-501, as Document No. 5900067 located in the City of Madison, Dane County, Wisconsin.



TR-C3
(2,282,135 SF=52.4 ACRES)

PREPARED FOR:
The McKenzie Apartment Company
732 BEAR CLAW WAY
MADISON, WI 53714

PREPARED BY:
VIERBICHER ASSOCIATES, INC.
BY: Randy Kolinske
999 FOURIER DRIVE,
SUITE 201
MADISON, WI 53717
(608)-821-3950
rkol@vierbicher.com



DATE	January 24, 2025	REV.	
DRAFTER	CSAN	SHEET	
CHECKED	NJOH		1 OF 1
PROJECT NO.	220190		