



Department of Planning & Community & Economic Development

Planning Division

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TO: Plan Commission
FROM: Timothy M. Parks, Planner
DATE: August 24, 2020
SUBJECT: ID 61660 – Re-approving the final plat of “Western Addition to 1000 Oaks” at 10024 Valley View Road; 9th Ald. Dist.

On July 2, 2019, the Common Council conditionally approved an application by Veridian Homes for approval of the final plat of the “Western Addition to 1000 Oaks” subdivision. The subdivision includes 84 lots for single-family detached residences, eight lots to be developed with four two-family dwelling twin-homes, one lot for the future development of up to 110 multi-family units, one outlot to be dedicated to the public to expand Birchwood Point Park, one outlot to be dedicated for a public alley, one outlot for a private alley, two outlots to be dedicated to the public for stormwater management, and one outlot for future development on land zoned TR-P (Traditional Residential–Planned District) and located at 10024 Valley View Road. The July 5, 2019 approval letter and final plat are attached to file ID 61660.

Wis. Stats. Section 236.25(2)(b) provides twelve (12) months to record a final plat following its last approval. Due to delays satisfying the various conditions of approval for the subdivision, the final plat was not recorded before July 2, 2020, and the previous final plat approval is expired. [Indeed, the expiration of the twelve-month approval was discovered after final staff approval had been granted and the plat was presented to the City Clerk’s Office for signature prior to recording.]

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 recommends that the Plan Commission forward the resolution re-approving the final plat of the Western Addition to 1000 Oaks located at 10024 Valley View Road to the Common Council with a recommendation of approval, subject to input at the public hearing and the conditions contained in the attached July 5, 2019 approval letter.

cc: Chris Ehlers, Veridian Homes (by e-mail only)
Dan Day, D’Onofrio Kottke & Associates (by e-mail only)