



Department of Planning & Community & Economic Development

Planning Division

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TO: Plan Commission

FROM: Timothy M. Parks, Planner

DATE: March 23, 2015

SUBJECT: ID 37221 – Re-approving the preliminary plat and final plat of “First Addition to 1000 Oaks” at 702 South Point Road

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.

The applicant and project team have approached Planning staff proactively seeking an extension to the subdivision approval. The project team will not have satisfied the conditions of the 2014 approval prior to the expiration of the 12 months provided by Wis. Stats. Chapter 236.25(2)(b) for recording of a plat following approval. The attached letter requests an additional year to allow negotiations related to the satisfaction of the development conditions to be completed. No changes to the project are proposed, and the conditions of approval in 2014 letter would be carried forward with the requested re-approval.

In closing, 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.

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)