



PREPARED FOR THE PLAN COMMISSION

Project Address: 726 Sugar Maple Lane and 10201 Hazy Sky Parkway
Application Type: Zoning Map Amendment and Certified Survey Map Referral
Legistar File ID # [92007](#) and [91902](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant: Matt Brink, Veridian Homes; 6801 South Towne Drive; Madison.

Property Owners: VH Birchwood South, LLC; 6801 South Towne Drive; Madison; Ronald J. May and Catherine L. Moore; 719 Sugar Maple Lane; Verona.

Contact Person: Brian Munson, Vandewalle & Associates; 120 E Lakeside Street; Madison.

Surveyor: Dan Day and Brett Stoffregan, D’Onofrio-Kottke Associates; 7530 Westward Way; Madison.

Requested Actions: Consideration of a request to rezone 726 Sugar Maple Lane from Temporary A (Agricultural District) to TR-P (Traditional Residential–Planned District); and approving a Certified Survey Map of 726 Sugar Maple Lane and 10201 Hazy Sky Parkway to create two lots in TR-P zoning, and one outlot for public sidewalk and path purposes.

Proposal Summary: The applicant is requesting to rezone 29,675 square feet (0.68 acres) of land recently attached to the City of Madison from the Town of Middleton to the TR-P zoning district and requesting approval of a Certified Survey Map (CSM) to divide that land as well as two outlots for future development created by the Southern Addition to Birchwood Point subdivision into two lots for single-family detached dwellings. The proposed CSM will also create a small outlot over a portion of which a public multi-purpose path will be constructed and dedicate right of way for the extension of Sugar Maple Lane. The CSM will be recorded as soon as all regulatory approvals have been granted. The “missing” approximately 300-foot long section of Sugar Maple Lane between Hazy Sky Parkway and Blue Crane Run will be constructed through the subject site by the City later this year.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. The subdivision process is outlined in Section 16.23(4) of the amended Subdivision Regulations.

Review Required By: Plan Commission and Common Council.

Review Schedule: The State’s subdivision statute, Wis. Stats. 236, requires that a Certified Survey Map be approved, conditionally approved, or rejected (with stated reasons) within 90 days of submittal unless the time is extended by agreement with the applicant. If no action is taken within 90 days and no extension granted, the plat is deemed approved. The CSM was submitted to the City on February 2, 2026. Therefore, the 90-day review period is scheduled to expire on May 3, 2026.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and forward Zoning Map Amendment ID 28.022–00747, rezoning 726 Sugar Maple Lane from Temp. A to TR-P, and the Certified Survey Map of 726 Sugar Maple Lane and 10201 Hazy Sky Parkway to the Common Council with recommendations of **approval**, subject to input at the public hearing and the conditions from reviewing agencies on the proposed land division beginning on **page 5** of this report.

Background Information

Parcel Location: Approximately 37,026 square feet (0.85 acres) immediately southeast of the intersection of Sugar Maple Lane and Hazy Sky Parkway; Alder District 1 (Duncan); [Future] Madison Metropolitan School District.

Existing Conditions and Land Use: Undeveloped land, zoned TR-P (Traditional Residential–Planned District) and Temporary A (Agricultural District).

Surrounding Land Use and Zoning: The parcels generally located to the west, north and south of the subject are developed with single-family detached residences on individual lots in the Southern Addition to Birchwood Point and Western Addition to 1000 Oaks subdivisions in TR-P (Traditional Residential–Planned District) zoning. The land directly south of the subject site is developed with a City of Madison stormwater management pond outlot. The property to the northeast remains in the Town of Middleton and is developed with a single-family residence and accessory buildings.

Adopted Land Use Plans: The [Pioneer Neighborhood Development Plan](#) as amended in 2018 recommends that most of the subject site and surrounding properties be developed with a combination of Residential Housing Mix (HM) 1 and HM2. The southernmost portion of the subject site is recommended for “Other Open Space and Stormwater Management.”

The [Comprehensive Plan](#) as amended through 2024 generally follows the recommendations in the [Pioneer Neighborhood Development Plan](#), recommending the HM1 areas in the neighborhood development plan for Low Residential (LR), while the HM2 areas are recommended for Low-Medium Residential (LMR). The land recommended for open space and stormwater management is identified for Park and Open Space (P) in the [Comprehensive Plan](#).

Environmental Corridor Status: There are no mapped environmental corridors on the subject site.

Public Utilities and Services: The property is located in the Central Urban Service Area (CUSA). The subject site will be served by a full range of urban services, with the exception of Metro Transit, which does not currently provide all-day bus service west of Junction Road and S Pleasant View Road.

Zoning Summary: The proposed lots will be zoned TR-P (Traditional Residential–Planned District). The conformance of the proposed lots with the minimum area requirements of the TR-P district will be discussed in the ‘Analysis’ section of this report.

Other Critical Zoning Items	
Yes:	Utility Easements (to be established with the CSM)
No:	Urban Design, Wellhead Protection, Landmarks, Floodplain, Wetlands, Waterfront Development, Transit-Oriented Development (TOD) Overlay District, Barrier Free, Shoreland Zoning, Adjacent to Parkland
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator</i>	

Previous Related Approvals

On April 10, 2018, the Common Council approved a request to rezone land generally addressed as 10202-10304 Valley View Road from SR-C1 (Suburban Residential–Consistent 1 District) and PR (Parks and Recreation District) to TR-P (Traditional Residential–Planned District); and approved the preliminary plat and final plat of *Southern Addition to Birchwood Point*, creating 130 lots single-family detached residences, 45 two-family twin-homes on 90 lots, two outlots for public parkland, three outlots to be dedicated to the public for stormwater management, five outlots for future development, and two outlots for private open space. On March 19, 2018, the Plan Commission approved a demolition permit for a single-family residence at 10202 Valley View Road and recommended approval of the proposed zoning map amendment and subdivision. The final plat was recorded on September 5, 2018. Two of the outlots created for future development with the plat, Outlots 26 and 27, are part of the land to be divided by the proposed CSM.

On April 16, 2019, the Common Council approved a request to rezone land generally addressed as 10024 Valley View Road from A (Agricultural District), TR-C3 (Traditional Residential–Consistent 3 District), and TR-P (Traditional Residential–Planned District) to TR-P; and approved the preliminary plat of *Western Addition to 1000 Oaks*, creating 86 lots for single-family detached residences, four two-family dwelling twin-homes on eight lots (eight units), 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, two outlots to be dedicated for public alleys, two outlots to be dedicated to the public for stormwater management, and one outlot for future development. On March 25, 2019, the Plan Commission approved a demolition permit to demolish the single-family residence at 10024 Valley View Road and recommended approval of the proposed zoning map amendment and subdivision.

On July 2, 2019 and September 1, 2020, the Common Council approved the final plat of *Western Addition to 1000 Oaks*. The final plat was recorded on September 16, 2020.

On January 27, 2026, the Common Council approved the attachment of 33,268 square feet (0.764 acres) of land generally addressed as 719 Sugar Maple Lane to the City from the Town of Middleton. The attachment took effect at 12:01 AM on February 2, 2026. The land was assigned Temporary A zoning at the time of attachment.

Project Description

The applicant, Veridian Homes, is requesting approval of a zoning map amendment and Certified Survey Map (CSM) to allow three undeveloped parcels addressed as 726 Sugar Maple Lane (2) and 10201 Hazy Sky Parkway to be divided into two lots for future single-family detached residences in TR-P zoning. The CSM will also create a 762 square-foot outlot to be dedicated to the City for public sidewalk and bike path purposes and will dedicate right of way for the completion of Sugar Maple Lane.

Two of the parcels included in the proposed CSM were created as outlots for future development with the plat of *Southern Addition to Birchwood Point*, which also dedicated the section of Sugar Maple Lane northwest of the subject site, as well as the right of way for Hazy Sky Parkway. Outlot 27 of the plat (addressed as 10201 Hazy Sky) is a 4,823 square-foot parcel with 80.4 feet of frontage on Hazy Sky Parkway, while Outlot 26 (726 Sugar Maple) is a landlocked 2,528 square-foot parcel located to its south. Both outlots are zoned TR-P. The rest of the subject site is comprised of 29,675 square feet (0.68 acres) of land that was recently attached to the City from the Town of Middleton from a larger parcel addressed as 719 Sugar Maple Lane. The remaining 20.8 acres of 719 Sugar Maple containing a single-family residence and accessory buildings remain in the Town pending a future

attachment. The right of way of Sugar Maple Lane also adjoins a portion of the southern line of the overall 37,026 square-foot (0.85-acre) site.

At present, Sugar Maple Lane exists as a public thoroughfare in two sections: from Mineral Point Road to Hazy Sky Parkway, and from the southern edge of the subject site to Hill Creek Drive in the Hawks Landing Golf Club subdivision south of Valley View Road. The section of Sugar Maple between Mineral Point Road and Valley View Road is identified in the [Pioneer Neighborhood Development Plan](#) as a north-south collector street. Following approval and recording of the proposed CSM, the City will construct the missing segment of Sugar Maple Lane as a public project, including the extension of water and sanitary sewer to serve the proposed lots. Construction of the street is planned to commence this September and be completed in about two months. The City project will also include construction of a one-block long segment of public multi-purpose path between Sugar Maple Lane and Old Timber Pass, including over a portion of Outlot 1 of the proposed CSM.

Analysis & Conclusion

In order to approve the zoning map amendment, the Common Council shall find that the zoning map amendment is *consistent with* the City's [Comprehensive Plan](#) as required by Section 66.1001(3) of Wisconsin Statutes. "Consistent with" is defined as "furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan." The [Comprehensive Plan](#) notes that sub-area plans (neighborhood, area, etc.) are adopted as "a supplement to the [Comprehensive Plan](#)" to reflect their function and status in providing more detailed planning recommendations than are often needed to effectively implement the [Comprehensive Plan](#). The [Comprehensive Plan](#) provides a long-term, broad, generalized policy framework for land use, growth, and large-scale investment priorities for the City, while sub-area plans provide more detailed recommendations for a specific geographic area.

The subject site is located within the boundaries of the [Pioneer Neighborhood Development Plan](#), which recommends that most of the subject site and surrounding properties be developed with a combination of Residential Housing Mix (HM) 1 and HM2. The southernmost portion of the subject site is recommended for "Other Open Space and Stormwater Management." According to the [Pioneer Neighborhood Development Plan](#), the predominant housing type in the HM1 category is detached single-family housing on individual lots, with limited opportunities for other lower-density housing types such as duplexes or townhouses at appropriate locations. The HM2 category is predominately also a single-family designation. However, homes in HM2 are often on smaller lots and there is a greater share of other housing types compatible with single-family homes, including duplexes, four-unit dwellings, townhouses, and small-scale apartment buildings. The [Comprehensive Plan](#) as amended through 2024 generally follows the recommendations in the [Pioneer Neighborhood Development Plan](#), recommending the HM1 areas in the neighborhood development plan for Low Residential (LR), the HM2 areas for Low-Medium Residential (LMR), and the land recommended for open space and stormwater management for Park and Open Space (P).

The Planning Division believes that the rezoning of the recently attached portion of the subject site to TR-P for the purpose of constructing single-family residences on Lots 500 and 501 of the related CSM is consistent with the above plan recommendations. The proposed lots will meet the dimensional requirements for the TR-P district, which requires a minimum of 2,900 square feet of area and 30 feet of width for a lot to be developed with a single-family dwelling. Finally, the proposed dedication and planned construction of Sugar Maple Lane as a result of this CSM will allow an important part of the planned street network in the Pioneer neighborhood to be implemented.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and forward Zoning Map Amendment ID 28.022-00747, rezoning 726 Sugar Maple Lane from Temp. A to TR-P, and the Certified Survey Map of 726 Sugar Maple Lane and 10201 Hazy Sky Parkway to the Common Council with recommendations of **approval**, subject to input at the public hearing and the conditions that follow for the land division:

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

City Engineering Division (Contact Kathleen Kane, (608) 266-4098)

1. A Phase 1 environmental site assessment (per ASTM E1527-13), is required for lands dedicated to the City. Provide one (1) digital copy and staff review will determine if a Phase 2 ESA is also required. Submit report(s) to Environmental Review (environmentalreview@cityofmadison.com).
2. This property is not currently located within the Madison Metropolitan Sewerage District (MMSD) service area. This property will require a petition for annexation to the MMSD district by the Planning Division and there will be fees due for all properties within the lands that are annexed. Properties cannot connect to City sewer until the properties are included in the MMSD service area. [Note: The Planning Division will be submitting an request to annex the recently attached land to MMSD within the next 30 days.]
3. Each proposed lot shall have a separate sanitary sewer lateral.
4. Public infrastructure improvements adjacent to the lots created by the CSM will be constructed by the City under project number 15417. The applicant shall coordinate public sidewalk grades and public utility services serving the lots with the City project engineer. Information on the City project can be found the following link: www.cityofmadison.com/business/pw/contracts/details.cfm?ContractNumber=8799.
5. Madison-Pioneer-Midtown Central Urban Service Area Amendment fees will be due for this property.
6. This development is subject to impact fees for the Lower Badger Mill Creek Sanitary Sewer Impact Fee Districts (\$92.87/ 1,000 square feet). All impact fees are due and payable at the time building permits are issued per MGO Chapter 20.
7. This development is subject to impact fees for the Lower Badger Mill Creek Stormwater Management Impact Fee Districts (\$207.30/ 1,000 square feet). All impact fees are due and payable at the time building permits are issued per MGO Chapter 20.
8. Add the following note on the face of the CSM: "Lots / buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."
9. Madison Metropolitan Sewerage District (MMSD) connection charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.

10. A minimum of two (2) working days prior to requesting City Engineering signoff on the CSM, contact either Tim Troester (West) at (608) 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at (608) 261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel).

City Engineering Division – Mapping Section (Contact Jeffrey Quamme, (608) 266-4097)

11. Grant a public sanitary sewer easement to the City over the entirety of Outlot 1. Contact Jeff Quamme of Engineering-Mapping (jrquamme@cityofmadison.com, 608-266-4097) for the final required language.

12. The public storm water drainage easement being granted to the City on the face of this Certified Survey Map shall include required terms and conditions. Contact Jeff Quamme of Engineering-Mapping (jrquamme@cityofmadison.com, 608-266-4097) for the final required easement language.

13. Provide dimensions as necessary to accurately locate the southwesterly side of the 12-foot public utility easement over the southeasterly side of proposed Lot 500.

14. Modify the language of the general easements for drainage purposes whereas the easements shall be five (5) feet wide along the perimeter of this Certified Survey Map to avoid conflict with zoning setbacks.

15. As required by ordinance, provide private easements or private outlots to accommodate the current USPS-required centralized delivery of mail using Cluster Box Units (CBUs). Provide the draft document that will be recorded to provide CBU access for the two new lots being created by this CSM. The document shall be recorded immediately after the CSM has been recorded.

16. Add the ordinance for the attachment of lands to the City of Madison per Document No. 6077960 to the updated title report prior to final sign-off.

17. Provide a copy of the instrument for the conveyance of lands from May/Moore to VH Birchwood South, LLC prior to final sign-off.

18. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's Office. The developer's surveyor and/or applicant must submit copies of required tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jule Smith, City Engineering (jsmith4@cityofmadison.com).

19. Prior to City Engineering Division final sign-off by main office for Certified Survey Maps (CSM), the final CSM must be submitted in PDF format by email transmittal to Engineering Land Records Coordinator Jeff Quamme, City Engineering (jrquamme@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.

20. Label the adjoining Outlot 20 of Western Addition to 1000 Oaks.

21. The applicant shall submit to Jeff Quamme, prior to final Engineering sign-off of the subject CSM, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the

Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the final recorded CSM: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (including wetland and floodplain boundaries).

*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes. The developer/surveyor shall submit new updated final plat, electronic data and a written notification to Engineering Mapping for any changes to the plat which occur subsequent to any submittal.

Traffic Engineering Division (Contact William Putnam, (608) 267-8713)

This agency has reviewed this request and recommended no conditions of approval.

Parking Division (Contact Trent Schultz, (608) 246-5806)

This agency has reviewed this request and recommended no conditions of approval.

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

22. The proposed CSM and TR-P Master Plan alteration are consistent with the approved TR-P Master Plan for the Birchwood Point South neighborhood.

Fire Department (Contact Matt Hamilton, (608) 266-4457)

This agency has reviewed this request and recommended no conditions of approval.

Forestry Section (Contact Bradley Hofmann, (608) 267-4908)

This agency has reviewed this request and recommended no conditions of approval.

Water Utility (Contact Jeff Belshaw, (608) 261-9835)

This agency has reviewed this request and recommended no conditions of approval.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

This agency has reviewed this request and recommended no conditions of approval.

Assessor Review (Contact Carlos Aguilar Velin, (608) 267-8791)

This agency has reviewed this request and recommended no conditions of approval.

Parks Division (Contact Izzy Wilde, (608) 261-9671)

23. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(6)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district.

24. A total of 863 square feet worth of impact fees are due on this lot. There was a slight over dedication of parkland in the original plat for this subdivision leading to a reduction in impact fees due on this lot. Please reach out to Izzy Wilde with any questions.

Office of Real Estate Services (Trent D. Milliken, (608) 266-5940)

25. Prior to approval sign-off by the Office of Real Estate Services (“ORES”), the Owner’s Certificate(s) on the CSM shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). Said parties shall provide documentation of legal signing authority to the notary or authentication attorney at the time of execution. The title of each certificate shall be consistent with the ownership interest(s) reported in the most recent title report. If any of the land within the CSM boundary is under contract for sale or purchase, and said transfer will be conducted at the time of CSM recording, an escrow agreement may be necessary. Please discuss closing plans with ORES in advance of CSM signoff. When possible, the executed original hard stock recordable CSM shall be presented at the time of ORES final sign-off. If not, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the CSM containing electronic signatures shall be provided to ORES to obtain final sign-off.
26. Prior to CSM approval sign-off, an executed and notarized or authenticated certificate of consent for all mortgagees/vendors shall be included following the Owner’s Certificate(s).
27. If a mortgage or other financial instrument is reported in record title but has been satisfied or no longer encumbers the lands or ownership within the CSM boundary, a copy of a recorded satisfaction or release document for said instrument shall be provided prior to CSM approval sign-off.
28. If any portion of the lands within the CSM boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and have it executed prior to CSM sign-off, if said ownership interest meets the criteria set forth by Wis. Stat. Sec. 236.34 and Sec. 236.21(2)(a).
29. A Consent of Lessee certificate shall be included on the final plat for any tenancy in excess of one year, recorded or unrecorded, and executed by said tenant prior to agency plat approval sign-off.
30. As of March 2, 2026, real estate taxes are paid for the subject property. Per 236.21(3) Wis. Stats. and MGO Section 16.23(4)(f)(3), the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to CSM recording. Receipts from the City of Madison Treasurer are to be provided before or at the time of sign-off.
31. As of March 2, 2026, there are no special assessments reported. All known special assessments are due and payable prior to CSM approval sign-off. If special assessments are levied against the property during the review period and prior to CSM approval sign-off, they shall be paid in full pursuant to MGO Section 16.23(4)(f)(3).
32. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish an updated title report via email to Trent Milliken (tmilliken@cityofmadison.com), as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the initial title report, dated January 20, 2026, submitted with the CSM application and include all associated documents that have been recorded since the initial title report. A title commitment may be provided, but will be considered only as supplementary information to the title report update. Surveyor shall update the CSM with the most recent information reported in the title update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the CSM.

33. The owner shall email the document number of the recorded CSM to ORES via email to Trent Milliken (tmilliken@cityofmadison.com) when the recording information is available.
34. If all parties of interest agree that certain easements from prior plats or CSM's of record are no longer necessary, the release documents for said easements shall be recorded prior to CSM approval sign-off, with the recording information for the release included as a Note on the proposed CSM.
35. No farming or use of lands to be dedicated to the public for Park purposes shall be allowed unless specifically approved by the Parks Superintendent and permitted under a farm lease administered by ORES. If the lands within the CSM boundary are farmed agricultural lands, the applicant shall enter into a lease with the City for those lands to be dedicated and/or conveyed to the City through CSM recording. Please contact a Real Estate Specialist with ORES to discuss the potential lease terms. Said leases are authorized by Resolution 13-00247 (ID 29183), adopted April 16, 2013.
36. Create notes that define the purpose of and the ownership of (whether public or private) all outlots. The note for an outlot dedicated to the public shall say: "Dedicated to the public for _____ purposes."