



Department of Planning & Community & Economic Development

## Planning Division

Katherine Cornwell, Director

---

Madison Municipal Building, Suite LL-100

215 Martin Luther King, Jr. Boulevard

P.O. Box 2985

Madison, Wisconsin 53701-2985

Phone: (608) 266-4635

Fax (608) 267-8739

[www.cityofmadison.com](http://www.cityofmadison.com)

**TO:** Plan Commission

**FROM:** Timothy M. Parks, Planner

**DATE:** April 7, 2014

**SUBJECT:** ID [33569](#) – Approving the revised final plat of Sugar Maple at 901-1001 Sugar Maple Lane; 1st Ald. Dist.

---

On March 18, 2014, the Common Council conditionally approved the final plat of “Sugar Maple,” creating 44 single-family lots in TR-C3 (Traditional Residential–Consistent 3 District) zoning, 2 lots for future multi-family development with up to 250 units in TR-U1 (Traditional Residential–Urban 1 District) zoning, and 2 outlots for stormwater management. The Plan Commission recommended approval of the final plat on March 10, 2014. The March 21, 2014 final plat approval letter is attached. The rezoning of the 25.7-acre parcel generally located at the southeastern corner of Valley View Road and Sugar Maple Lane from A (Agricultural) to the above districts and the preliminary plat of the Sugar Maple subdivision were approved by the Council on January 21, 2014.

Following the approval of the final plat, the applicant, Alex McKenzie/ Sugar Maple, LLC, met with the City Engineering Division to discuss implementation of the approved subdivision. During that discussion, it was determined that the subdivision improvements would be phased generally from south to north, and that such phasing would be best implemented by splitting the larger of the 2 multi-family lots, Lot 45, into 2 lots. It was determined that the best way to accomplish the split of Lot 45 was for a revised final plat to be approved that created 3 lots for future multi-family development instead of the 2 lots previously approved (which included Lot 46, now Lot 47, north of Ancient Oak Lane). The applicant submitted a revised final plat on March 31, 2014, which continues to call for the creation of 44 single-family lots in TR-C3 zoning and 2 outlots for stormwater management. The 3 multi-family lots now proposed are Lots 45, 46 and 47 of the revised final plat.

It is anticipated that Lot 45 will be developed with the first phase of multi-family development later this year along with the subdivision improvements for the 44 single-family home sites. Lots 46 and 47 will be developed in a second phase of the multi-family project, with subdivision improvements for that portion of the Sugar Maple development timed to that build-out. Conditional use approval by the Plan Commission will be required prior to the construction of any multi-family development on Lots 45-47.

The Planning Division has reviewed the revised final plat and believes that it substantially conforms to the approved preliminary plat. The addition of the third lot for multi-family development does not materially change the character or impact of the overall Sugar Maple subdivision from what was approved when the property was zoned for development and the preliminary plat approved earlier this year. Staff recommends that the Plan Commission forward the revised final plat of Sugar Maple located at 901-1001 Sugar Maple Lane to the Common Council with a recommendation of approval, subject to

input at the public hearing and the conditions contained in the attached March 21, 2014 approval letter, with the exception of condition #66, which shall be revised to limit the cumulative future density of Lots 45-47 to 250 total residential units consistent with the condition of the zoning and preliminary plat and previous final plat approvals.

cc: Alex McKenzie, Sugar Maple, LLC (by e-mail only)  
Ron Klaas, D'Onofrio Kottke & Associates (by e-mail only)