



Location
8350 Mineral Point Road &
8409 Issac Drive

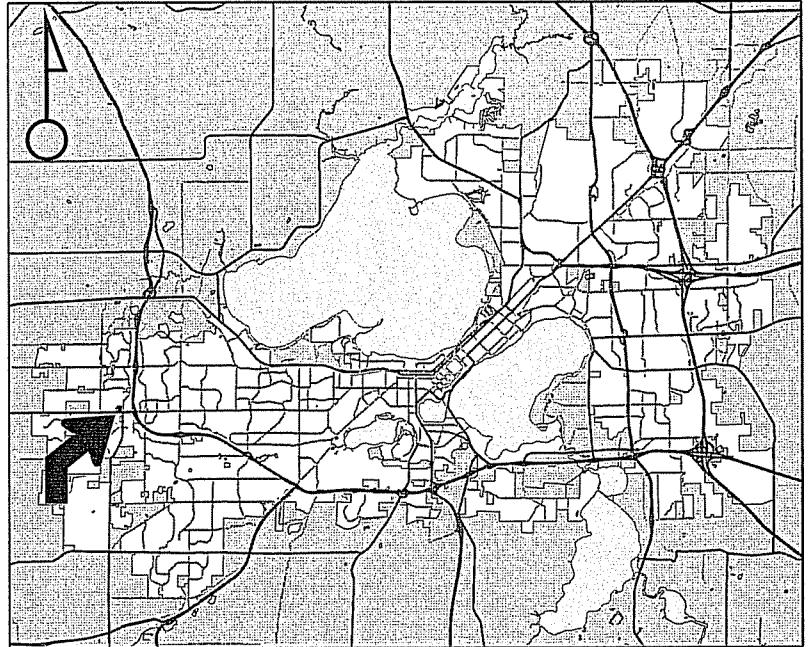
Sponsor
Alder Paul Skidmore – District 9

From: Temp A & To: A
PCD-GDP

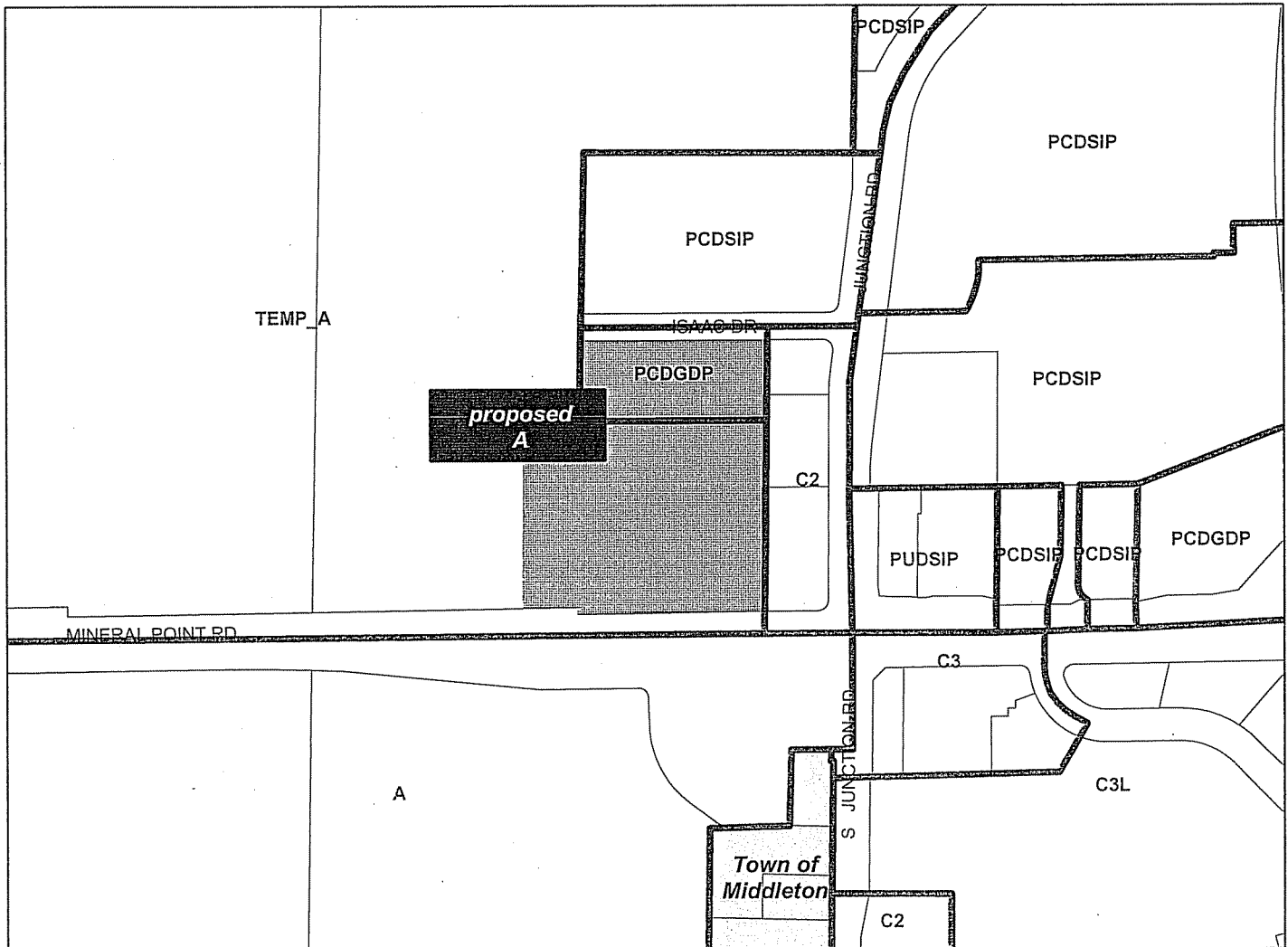
Existing Use
Middleton Cemetery

Proposed Use
Assign permanent and consistent
City zoning to Middleton Cemetery

Public Hearing Date
Plan Commission
09 April 2012
Common Council
17 April 2012

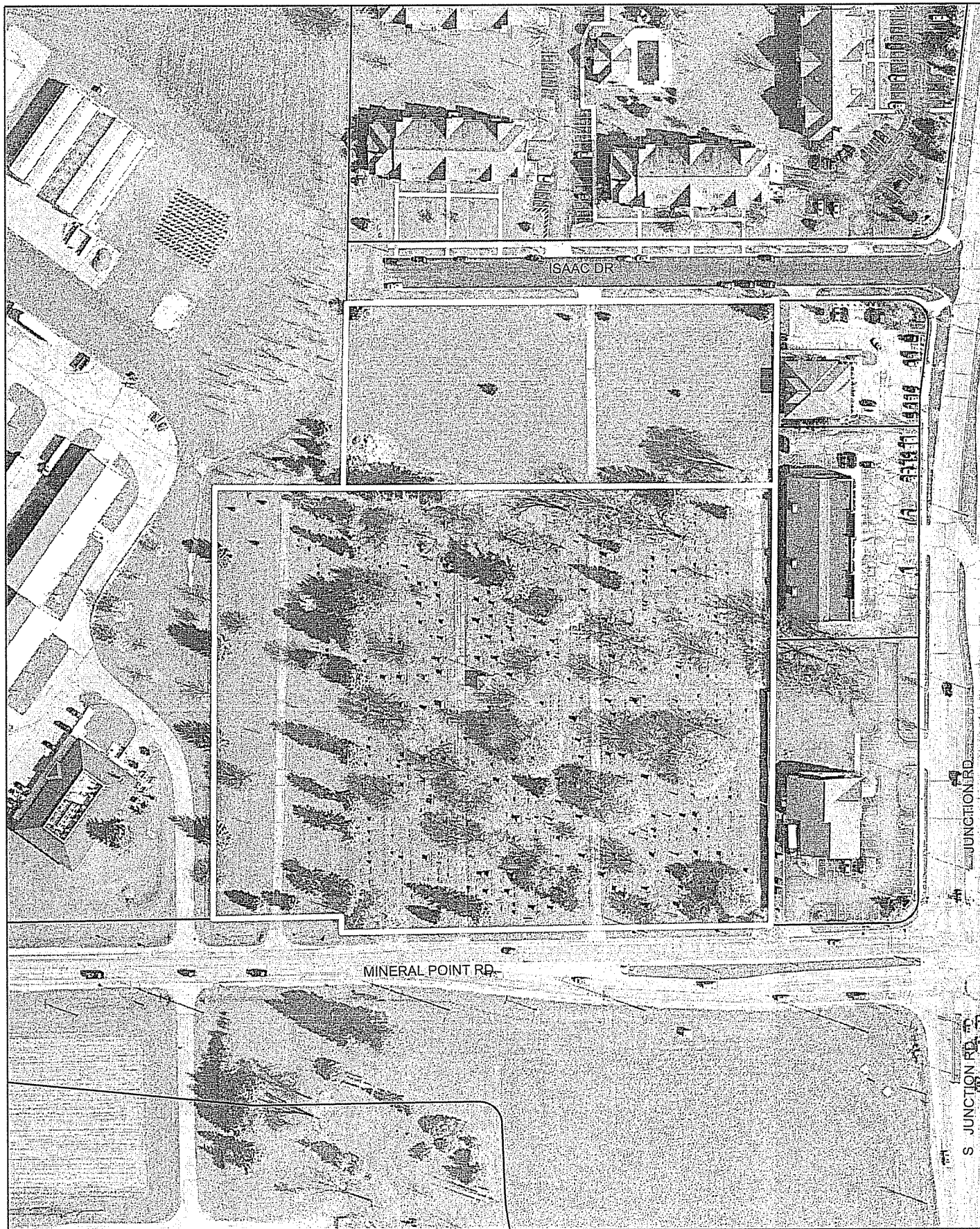


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 27 March 2012



CITY OF MADISON
INTER-DEPARTMENTAL
CORRESPONDENCE

DATE: April 9, 2012

TO: Plan Commission

FROM: Timothy M. Parks, Planner, Planning Division

SUBJECT: **ID# 25645 – Zoning Map Amendment ID 3594 to rezone 8350 Mineral Point Road and 8409 Isaac Drive from Temp. A (Agriculture District) and PCD-GDP to A (Sponsor: Ald. Paul Skidmore, District 9)**

On March 20, 2012, a zoning map amendment ordinance sponsored by Ald. Paul Skidmore was introduced to rezone approximately 9.6 acres of land located at 8350 Mineral Point Road and 8409 Isaac Drive from Temporary A (Agriculture District) and Planned Community Development–General Development Plan (PCD-GDP) to A. The subject site is located approximately 150 feet west of Junction Road and includes two parcels owned by Middleton Cemetery. The purpose of the zoning map amendment is to provide permanent and consistent zoning for the cemetery and to facilitate a change in its access related to the City's Mineral Point-Junction Road improvement project scheduled to begin construction later this year.

The first of the two parcels to be rezoned is an approximately 7.5-acre parcel zoned Temp. A that was attached to the City in 2004 as part of the mass attachment to the City of a number of former Town of Middleton properties and rights of way as generally called for in the 2002 City-Town intergovernmental agreement and 2003 cooperative plan. It is on this portion of the cemetery property that most of the burial plots are located. The subject site also includes a 2.07-acre parcel platted as Lot 11 of the Junction Ridge Plat that was proposed in the approved 1992 Junction Ridge general development plan to be deeded to the cemetery. The general development plan noted that the 2.07-acre site could be developed with up to 40 apartment units if not used for the cemetery.

The larger 7.5-acre parcel is traversed by four north-south drives that provide access to different sections of the cemetery. One of those driveways continues north through the entire site to Isaac Drive across Lot 11. As part of the forthcoming reconstruction of the Mineral Point Road and Junction Road intersection, the driveways along the north side of Mineral Point serving the north-south cemetery access drives will be removed, requiring instead that access to the cemetery come from Isaac Drive.

In discussing the zoning alternatives for the overall 9.6-acre property, City staff determined that zoning the entire cemetery to permanent A zoning was the most desirable approach instead of zoning the 7.5-acre section of the cemetery to permanent A zoning and obtaining approval of a specific implementation plan for the new cemetery access drives on the northern 2.07 acres adjacent to Isaac Drive. Cemeteries are conditional uses in A zoning, and the entire property will become an existing conditional use if the zoning map amendment is approved. City staff will work with the cemetery to obtain approval of a minor alteration to the conditional use to reflect the new access and circulation for the cemetery related to the road improvement project.

Staff believes that the proposed A zoning of the property is consistent with the Park and Open Space land use recommended for most of the site in the Comprehensive Plan and the institutional land use recommendation identified for the 7.5-acre portion of the property in the Junction Neighborhood Development Plan. The portion of the site currently zoned PCD-GDP is recommended in the neighborhood plan for medium-density residential uses commensurate with the secondary use of the site identified in the general development plan and the use of other lots in the Junction Ridge development north of Isaac Drive west of Junction Road.

In closing, the Planning Division recommends that the Plan Commission recommend **approval** to the Common Council of Zoning Map Amendment ID 3594, rezoning 8350 Mineral Point Road and 8409 Isaac Drive from Temp. A and PCD-GDP to A.

