



## Legislation Text

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**File #:** 31951, **Version:** 1

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### **Fiscal Note**

No appropriation is required.

### **Title**

Amending the Pioneer Neighborhood Development Plan to revise the land use recommendation for an approximately 81.3-acre parcel located on the south side of Mineral Point Road adjacent to Silicon Prairie Business Park from Low-Density Residential uses, Low- to Medium-Density Residential uses and Park, Drainage and Open Space uses to Low-Density Residential uses, Medium-Density Residential uses and Park, Drainage and Open Space uses.

### **Body**

WHEREAS the Pioneer Neighborhood Development Plan was adopted by the Madison Common Council on April 20, 2004 as an element of the City of Madison Master Plan, substantially replacing the June 1999 Westside Neighborhood Development Plan; and

WHEREAS the Pioneer Neighborhood Development Plan currently recommends that an approximately 81.3-acre parcel generally located at 10203 Mineral Point Road be developed with low-density residential uses, low- to medium-density residential uses and park, drainage and open space uses, with a note that an area at the center of the site may be developed with large homes sites;

WHEREAS the Common Council on January 8, 2008 found the rezoning of the 81.3-acre site from Temp. A (Agriculture District) to R1 (Single-Family Residence District) and R4 (General Residence District) (1966 Zoning Code) and the "Tormey Ridge" subdivision, which called for 162 single-family lots, 3 lots for future multi-family development and 5 outlots, to be consistent with the 2004 land use recommendations; and

WHEREAS the current property owner and prospective developer have submitted a subdivision and related rezoning request that calls for the property to be developed with approximately 230 units of single-family housing on all but approximately 4.7 acres of the site adjacent to Mineral Point Road at extended Sugar Maple Lane, which would be developed with approximately 100 units of multi-family housing; and

WHEREAS the Planning Division has determined that the proposed development requires an amendment to the Pioneer Neighborhood Development Plan in order for the proposed residential development to be consistent with the land use recommendations in that plan; and

WHEREAS an amendment to the Pioneer Neighborhood Development Plan Land Use and Street Plan map (which would update the Planned Land Use map in the 2004 adopted plan) has been prepared to recommend that the 4.7 acres be developed with Medium-Density Residential uses generally consistent with the residential project proposed by the prospective developer; and

WHEREAS the same amendment calls for Low-Density Residential uses on the balance of the subject site lest areas proposed for parkland and stormwater management; and

WHEREAS City agencies have reviewed the proposed rezoning application and "Birchwood Point" subdivision submitted by the prospective developer on which the proposed amendment to the Pioneer Neighborhood Development Plan is based, and have provided comments and recommendations for consideration by the

Plan Commission and Common Council,

NOW THEREFORE BE IT RESOLVED that the Pioneer Neighborhood Development Plan, a supplement to the City of Madison Comprehensive Plan, is hereby amended to revise the land use recommendation for the 81.3-acre site located on the south side of Mineral Point Road adjacent to Silicon Prairie Business Park from Low-Density Residential uses, Low- to Medium-Density Residential uses and Park, Drainage and Open Space uses to Low-Density Residential uses, Medium-Density Residential uses and Park, Drainage and Open Space uses, as shown on the amended Land Use and Street Plan map.