



Department of Planning & Community & Economic Development

## Planning Division

William Fruhling, Interim Director

---

Madison Municipal Building, Suite 017  
215 Martin Luther King Jr. Boulevard  
Madison, Wisconsin 53703  
Phone: (608) 266-4635  
[www.cityofmadison.com](http://www.cityofmadison.com)

**TO:** Plan Commission

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

**DATE:** July 8, 2024

**SUBJECT:** ID [83902](#) – Re-approving the final plat of *The American Center Eastpark Fifth Addition* subdivision on land generally addressed as 4846 Eastpark Boulevard (District 17).

---

On February 7, 2023, the Common Council conditionally approved applications by Luke Stauffacher of Cascade Development for approval of a request to rezone 4846 Eastpark Boulevard from SEC (Suburban Employment Center District) to CC-T (Commercial Corridor–Transitional District) and to TR-U2 (Traditional Residential–Urban 2 District) and for approval of the preliminary plat and final plat of *The American Center Eastpark Fifth Addition* subdivision. The subdivision creates two lots for future mixed-use development, seven lots for future multi-family development, one outlot for private parkland, and one outlot to be dedicated to the public for stormwater management from 24 acres of undeveloped land. The February 14, 2023 approval letter and final plat are attached to file ID 83902.

Wis. Stats. Section 236.25(2)(b) provides twelve (12) months to record a final plat following its last approval. The approved final plat was not recorded before February 14, 2024 (one year from the date of the 2023 approval letter), so the previous final plat approval is expired.

No changes to the subdivision are proposed, and the conditions of approval in 2023 approval would be carried forward with the requested re-approval. The project team anticipates recording the final plat soon after the resolution re-approving the plat is adopted.

The Planning Division and reviewing agencies recommend that the Plan Commission forward Resolution ID 83902, re-approving the final plat of *The American Center Eastpark Fifth Addition*, to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the conditions contained in the attached February 14, 2023 approval letter.

cc: Mike Ziehr, Vierbicher & Associates, Inc. (by e-mail only)