



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 4846 Eastpark Boulevard (District 17 – Alder Madison)  
**Application Type:** Neighborhood Development Plan Amendment  
**Legistar File ID #:** [75247](#)  
**Prepared By:** Jeff Greger, Planning Division  
**Reviewed By:** Brian Grady, Principal Planner

## Summary

In response to the applications by Cascade Development to rezone and subdivide 4846 Eastpark Boulevard to facilitate mixed-use and multi-family development, Planning Staff has prepared an amendment to the *Rattman Neighborhood Development Plan* (Rattman NDP) changing an approximately 24-acre area from Employment to Community Mixed-Use to accommodate consideration of 950 dwelling units and 14,000 square feet of commercial space in mixed-use and multifamily buildings, including a 2.0-acre private park.

This plan amendment has been prepared for consideration concurrently with a proposed ordinance amendment to rezone the 24-acre parcel from A (Agricultural) District to TR-U2 (Traditional Residential - Urban 2 District) and CC-T (Commercial Corridor – Transitional District, Lots 47 & 55), [Legistar ID 75182](#).

The proposed development is not consistent with the Rattman NDP’s current Employment land use recommendation for the property. If the rezoning were approved, a corresponding plan amendment would be required to maintain plan consistency. This memorandum provides additional information about the request.

### Background Information

The Rattman NDP was adopted in 1992. It has been amended four times, including a comprehensive update in 2019.

The Rattman NDP recommends this area for Employment, but reinforces the City of Madison *Comprehensive Plan’s* map note indicating this area may be appropriate for Community Mixed use if additional street connectivity is provided to break up the large block and sufficient parkland is provided for residential dwelling units. The American Center is currently working to extend Dreamer Drive east from Eastpark Boulevard to South Biltmore Lane along the alignment illustrated in the Rattman NDP.

### Evaluation of the Proposed Amendment

In response to the applicant’s rezoning and plat applications and consistency with the language in the 2019 *Rattman Neighborhood Development Plan*, the Plan amendment proposes that the recommended land use on the subject 24-acre site be changed to Community Mixed-Use to facilitate 14,000 square feet of commercial space and 950 units of multifamily development. This proposal would locate residential adjacent to existing employment office uses. **See Figure 1: Amendment to the Rattman NDP**

When the Rattman NDP was adopted in 1992, the proposed street network was planned to serve larger office and employment uses. Residential uses were not previously anticipated in this area. As such, the Planning Division believes the current work to extend Dreamer Drive, east to South Biltmore Lane will break down the large block initially, with the streets proposed on the plat providing the access and frontage staff feels is important to serve the residential development proposed.

The proposed development includes 2.0 acres of private park that will be open and accessible to the public. Staff feels the proposed park as designed meets the requirements of the Comprehensive Plan map note to provide adequate parkland for the residential land uses.

**Conclusion**

The Planning Division supports this amendment and finds that it meets the requirements of the Comprehensive Plan map note requiring additional street connectivity and sufficient parkland to support residential land uses.