



## Legislation Text

---

**File #:** 75247, **Version:** 1

---

### **Fiscal Note**

No City appropriation is required with the adoption of this plan. City costs associated with urban development in this area will be included in future operating and capital budgets subject to Common Council approval.

### **Title**

Amending the Rattman Neighborhood Development Plan to revise the land use recommendation for approximately 24 acres of land located on the east side of Eastpark Boulevard at proposed Dreamer Drive from Employment to Community Mixed Use.

### **Body**

WHEREAS the Rattman Neighborhood Development Plan, a supplement to the City of Madison Comprehensive Plan, provides long-term land use and development recommendations for the area generally bounded by Interstate 39/90/94, US Highway 151, and Hoepker Road; and

WHEREAS the Rattman Neighborhood Development Plan was previously amended in September 1995, August 1997, and December 2000, with a comprehensive Plan update approved in July 2019; and

WHEREAS the Rattman Neighborhood Development Plan currently recommends that Employment land uses be developed on lands located generally east of Eastpark Boulevard and north and south of proposed Dreamer Drive; and

WHEREAS the City of Madison Comprehensive Plan, adopted by the Common Council on August 7, 2018 (ID 51349) recommends the same lands for Employment with a map note indicating that Community Mixed Use may be appropriate for this area if additional street connectivity is provided and sufficient parkland is dedicated for residential dwelling units; and

WHEREAS the property owner and prospective developer of the 24-acre property proposes to develop the property as Community Mixed Use with 14,000 square feet of commercial space and 950 multifamily dwelling units; and

WHEREAS an amendment to the Rattman Neighborhood Development Plan is required for the proposed Community Mixed Use development to be consistent with the land use recommendations in that plan; and

WHEREAS an amendment to the Rattman Neighborhood Development Plan Proposed Land Use Map has been prepared to show the site as Community Mixed Use; and

WHEREAS City agencies have reviewed the proposed development associated with this amendment to the Rattman Neighborhood Development Plan and have provided comments and recommendations for consideration by the Plan Commission and Common Council.

NOW THEREFORE BE IT RESOLVED that the Rattman Neighborhood Development Plan, a supplement to the City of Madison Comprehensive Plan, is hereby amended to revise the land use recommendation for approximately 24 acres generally located on the east side of Eastpark Boulevard at proposed Dreamer Drive from Employment to Community Mixed Use, as shown on the amended Proposed Land Use Map.