

# LAND USE APPLICATION - INSTRUCTIONS & FORM

# LND-A

City of Madison  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

Date received \_\_\_\_\_

Received by \_\_\_\_\_

Original Submittal       Revised Submittal

Parcel # \_\_\_\_\_

Aldermanic District 3/16/21 **RECEIVED**  
6:27 p.m.

Zoning District \_\_\_\_\_

Special Requirements \_\_\_\_\_

Review required by \_\_\_\_\_

UDC       PC

Common Council       Other \_\_\_\_\_

Reviewed By \_\_\_\_\_

**All Land Use Applications must be filed with the Zoning Office. Please see the revised submittal instructions on Page 1 of this document.**

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the [Subdivision Application](#).

## APPLICATION FORM

### 1. Project Information

Address (list all addresses on the project site): 4205 Portage Road

Title: Churchill Square (fka Overlook Residences)

### 2. This is an application for (check all that apply)

- Zoning Map Amendment (Rezoning) from Temp. A to TR-U1
- Major Amendment to an Approved Planned Development - General Development Plan (PD-GDP)
- Major Amendment to an Approved Planned Development - Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit       Other requests \_\_\_\_\_

### 3. Applicant, Agent, and Property Owner Information

**Applicant name** Nick Patterson      Company Interstate Overlook  
**Street address** 641 W Main Street      City/State/Zip Sun Prairie, WI 53590  
**Telephone** (608) 220-8940      Email interstateoverlook@gmail.com

**Project contact person** Nick Patterson      Company Interstate Overlook  
**Street address** 641 W Main Street      City/State/Zip Sun Prairie, WI 53590  
**Telephone** (608) 220-8940      Email interstateoverlook@gmail.com

**Property owner (if not applicant)** Betty's Real Estate LLC  
**Street address** 15 Sagebrush      City/State/Zip Golden, CO 80401  
**Telephone** (608) 698-2726      Email lacocho@yahoo.com

APPLICATION FORM (CONTINUED)

5. Project Description

Provide a brief description of the project and all proposed uses of the site:

This project will provide multi-family housing consisting of 6 apartment buildings.

Proposed Square-Footages by Type:

Overall (gross): \_\_\_\_\_ Commercial (net): \_\_\_\_\_ Office (net): \_\_\_\_\_
Industrial (net): \_\_\_\_\_ Institutional (net): \_\_\_\_\_

Proposed Dwelling Units by Type (if proposing more than 8 units):

Efficiency: 202 1-Bedroom: 279 2-Bedroom: 94 3-Bedroom: \_\_\_\_\_ 4+ Bedroom: \_\_\_\_\_

Density (dwelling units per acre): 50 DU/Ac. Lot Size (in square feet & acres): 494,348 SF or 11.35 Ac.

Proposed On-Site Automobile Parking Stalls by Type (if applicable):

Surface Stalls: 286 Under-Building/Structured: 325

Proposed On-Site Bicycle Parking Stalls by Type (if applicable):

Indoor: TBD Outdoor: TBD

Scheduled Start Date: Fall 2021 Planned Completion Date: Spring 2023

6. Applicant Declarations

- Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Tim Parks Date June 8, 2020

Zoning staff Matt Tucker Date June 8, 2020

- Posted notice of the proposed demolition on the City's Demolition List(s) (if applicable).

- Public subsidy is being requested (indicate in letter of intent)

- Pre-application notification: The zoning code requires that the applicant notify the district alder and all applicable neighborhood and business associations in writing no later than 30 days prior to FILING this request. Evidence of the pre-application notification or any correspondence granting a waiver is required. List the alderperson, neighborhood association(s), business association(s), AND the dates notices were sent.

District Alder Samba Baldeh Date April 8, 2020

Neighborhood Association(s) Greater Sandburg - Susan Pastor Date April 8, 2020

Business Association(s) \_\_\_\_\_ Date \_\_\_\_\_

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant Nick Patterson Relationship to property Developer

Authorizing signature of property owner [Signature] Date 5-9-21

Heather Stouder  
Director, Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53703

March 16, 2021

RE: Rezoning – 4205 Portage Rd

Dear Heather Stouder:

Interstate Overlook requests to rezone property at 4205 Portage Road from temp-A, Agricultural District, to TR-U1, Traditional Residential Urban District, for the purpose of developing a multi-family community.

Please find enclosed a Land Use Application and site plan for the rezoning of property at 4205 Portage Road. The purpose of the application and site plan is to supplement our previous application and site plan.

Thank you for your consideration.

Sincerely,



Nick Patterson  
Representative of Interstate Overlook, LLC





UW HEALTH AT THE AMERICAN CENTER

AMERICAN FAMILY CAMPUS

ALLIANT ENERGY

BAKER TILLY

FUTURE BIKE PATH TUNNEL

UW HEALTH EAST CLINIC

PROPOSED SITE

HIDDEN CREEK RESIDENCES

AEROTEK

HIDDEN CREEK APARTMENTS

HEATHER RIDGE APARTMENTS

VILLAGE GREEN APARTMENTS

MORNINGSIDE ON THE GREEN APARTMENTS

CHERRY TREE CROSSING APARTMENTS

# OVERLOOK RESIDENCES – PROPOSED DEVELOPMENT SITE CONTEXT



**JLA**  
ARCHITECTS

CONCEPTUAL MASTERPLAN

MARCH 11, 2021  
NOT TO SCALE

