

# LAND USE APPLICATION - INSTRUCTIONS & FORM

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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:

Date Received 3/2/26 11:28 a.m.  Initial Submittal  
aid \_\_\_\_\_  Revised Submittal

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

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## APPLICATION FORM

### 1. Project Information

Address (list all addresses on the project site):

2 S Mills and 1111-1135 Regent St

Title: \_\_\_\_\_

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

- Zoning Map Amendment (Rezoning) from \_\_\_\_\_ to \_\_\_\_\_
- 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** Joe Patrick Company Peerless Development  
**Street address** 105 S. Yorks St, Ste 350 City/State/Zip Elmhurst, IL 60126  
**Telephone** 773-562-2485 Email [REDACTED]

**Project contact person** Matt Tills Company Knothe & Bruce Architects  
**Street address** 8401 Greenway Blvd., Ste 900 City/State/Zip Middleton, WI 53562  
**Telephone** 608-836-3690 Email [REDACTED]

**Property owner (if not applicant)** (2 S Mills St Property) New World Investment, LLC - Terry Leung  
**Street address** 2 S. Mills City/State/Zip Madison, WI 53715  
**Telephone** 608-358-2233 Email [REDACTED]

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**Telephone** 773-562-2485      **Email** [REDACTED]

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**Street address** 8401 Greenway Blvd., Ste 900      **City/State/Zip** Middleton, WI 53562  
**Telephone** 608-836-3690      **Email** [REDACTED]

**Property owner (if not applicant)** (1111 Regent St Property) D Hogan LLC, c/o 4 Lakes Properties  
**Street address** 1020 Regent St      **City/State/Zip** Madison, WI 53715  
**Telephone** 608-308-2510      **Email** [REDACTED]

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**Telephone** 608-836-3690      **Email** [REDACTED]

**Property owner (if not applicant)** (1135 Property)      Choles Family Trust  
**Street address** 1135 Regent St      **City/State/Zip** Madison, WI 53715  
**Telephone** 608-576-6866      **Email** \_\_\_\_\_

APPLICATION FORM (CONTINUED)

5. Project Description

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

6-story mixed use building to include 111 apartment units, 1200 SF of commercial space and 60 underground parking stalls (all numbers approximate)

Proposed Square-Footages by Type:

Overall (gross): 168,373 S.F. Commercial (net): 1,200 S.F. Office (net):
Industrial (net): Institutional (net):

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

Efficiency: 10 1-Bedroom: 1 2-Bedroom: 44 3-Bedroom: 2 4 Bedroom: 37 5-Bedroom: 17
Density (dwelling units per acre): 134 D.U./acre Lot Area (in square feet & acres): 36,418 S.F. / 0.83 ACRES

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

Surface Stalls: Under-Building/Structured: 60 Electric Vehicle-ready: 12 Electric Vehicle-installed:

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

Indoor (long-term): 177 Outdoor (short-term): 14

Scheduled Start Date: Fall/Winter 2026 Planned Completion Date: Spring/Summer 2028

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 Lisa Ernest Date 8/13/25 & 2/10/26
Zoning staff Jacob Moskowitz Date 2/13/26

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

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 Alder Tag Evers Date 1/15/26
Neighborhood Association(s) Greenbush Neighborhood Association Date 1/15/26
Business Association(s) Date

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

Name of applicant (2 S Mills St Property) New World Investment, LLC - Terry Leung Relationship to property Owner
Authorizing signature of property owner Date 2/24/26

APPLICATION FORM (CONTINUED)

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<sup>1</sup> See Section 28.141(8)(e), MGO for more information

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Name of applicant (1135 Property) Choles Family Trust Relationship to property Owner  
 Authorizing signature of property owner Deonessa Choles Date 2/28/26