

From: [Madison, Sabrina](#)
To: [Joann Rubio \(Joann@AdvenirDevelopment.com\)](mailto:Joann@AdvenirDevelopment.com)
Cc: [Tuttle, Meagan](#); [Parks, Timothy](#); brandall@amundsenslaw.com; aekoch@pinnacle-engr.com
Subject: LEO Living Rezoning and Preliminary Plat - 6303 Portage Road and 4821 Hoepker Road
Date: Tuesday, March 11, 2025 5:54:04 PM

Hello Joann,

I hope this message finds you well. Thanks for your patience as my meetings have all run long today. I agree with the City's planning staff and the Plan Commission's findings regarding the proposed development on 4821 Hoepker Rd and 6303 Portage Rd. The Plan Commission's unanimous recommendation to place the rezoning (ID 86993) on file without prejudice and deny the preliminary plat (ID 86736) is well-founded, particularly due to the inconsistencies with the Rattman & Pumpkin Hollow Neighborhood Development Plans, specifically concerning stormwater and street connectivity.

While the housing types in the proposal align with the recommended Housing Mix 1, the location and planned street connections do not adhere to the adopted plans, especially regarding the environmental features such as the intermittent stream on 6303 Portage Rd. Additionally, the proposed street layout limits future connectivity to neighboring developments.

I encourage you to work closely with City staff to revise the proposal in a way that better aligns with the adopted neighborhood development plans and future connectivity recommendations.

Thanks again for reaching out and for your patience, and I look forward to seeing the future iterations of this project.

In community,

Alder Sabrina Madison, District 17

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Email: district17@cityofmadison.com

Phone: 608-403-5665 (call/text)

[Schedule a time for us to meet.](#) (Developers on Fridays only please)