

# 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:

Date Received 1/3/25 6:16 p.m. ☐

Initial Submittal

Paid \_\_\_\_\_

☐ 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.**

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. If your project requires both Land Use and Urban Design Commission (UDC) submittals, a completed UDC Application and accompanying submittal materials are also required to be submitted.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.*

*Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.*

*Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.*

## APPLICATION FORM

### 1. Project Information

Address (list all addresses on the project site):

6303 Portage Road and 4821 Hoepker Road

Title: LEO Pumpkin Hollow

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

- ☒ Zoning Map Amendment (Rezoning) from Tempora ryAG to TR-P & AG
- ☐ 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** Advenir Azora Development, LLC c/o Joann Ru **Company** Advenir Azora Development, LLC (aka AAD, LLC)  
**Street address** 17501 Biscayne Boulevard #300 **City/State/Zip** Aventura, FL 33160  
**Telephone** (702) 499-0150 **Email** joann@advenirdevelopment.com

**Project contact person** Same as above **Company** \_\_\_\_\_  
**Street address** \_\_\_\_\_ **City/State/Zip** \_\_\_\_\_  
**Telephone** \_\_\_\_\_ **Email** \_\_\_\_\_

**Property owner (if not applicant)** MH Madison, LLC c/o Carlson Black O'Callaghan & Battenberg LLP  
**Street address** 222 W Washington Ave #360 **City/State/Zip** Madison, WI 53703  
**Telephone** \_\_\_\_\_ **Email** angie.black@carlsonblack.com

## APPLICATION FORM (CONTINUED)

### 5. Project Description

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

200-unit multi building residential development with accompanying Amenity buildings (clubhouse/leasing office, fitness center, pool house and deck, maintenance buildings, and trash compactor, as well as public/private infrastructure such as water, sewer, stormwater, roadways.

#### Proposed Square-Footages by Type:

Overall (gross): 1,726,187 Commercial (net): 0 Office (net): 0  
Industrial (net): 0 Institutional (net): 0

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

Efficiency: 1-Bedroom: 42 2-Bedroom: 119 3-Bedroom: 39 4 Bedroom: n/a 5-Bedroom: n/a  
Density (dwelling units per acre): 7.4du/ac Lot Area (in square feet & acres): 1,171,764sf / 26.9ac (LEO only)

#### Proposed On-Site Automobile Parking Stalls by Type (if applicable): Included in Surface Stall Total

Surface Stalls: 263 Under-Building/Structured: 92 Electric Vehicle-ready<sup>1</sup>: 40 Electric Vehicle-installed<sup>1</sup>: 8

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

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

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

Scheduled Start Date: June 2026

Planned Completion Date: December 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 Tim Parks Date 8/15, 9/15, 12/9/2024

Zoning staff Date

- ☐ **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 Sabrina Madison Date 8/14/2024 & 12/16/2024

Neighborhood Association(s) n/a Date

Business Association(s) n/a Date

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

Name of applicant Advenir Azora Development, LLC c/o Joann Rubio Relationship to property Contract Purchaser

Authorizing signature of property owner  Date 1/2/25