



Department of Planning & Community & Economic Development

Planning Division

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****BY E-MAIL ONLY****

March 14, 2025

Joann Rubio
Advenir Azora Development, LLC
17501 Biscayne Boulevard #300
Aventura, Florida 33160

RE: Approval of a request to rezone 6303 Portage Road and 4821 Hoepker Road from Temporary A (Agricultural District) to TR-P (Traditional Residential–Planned District) and A and approving the preliminary plat of *LEO Living*, creating two lots for future residential development and two lots/outlots for future development (ID 86993 and 86736; LNDSP-2025-00003).

Dear Joann,

On March 11, 2025, the City of Madison Common Council accepted the recommendations of the Plan Commission and placed your rezoning request on file without prejudice and rejected your preliminary plat.

During its review of those requests on March 3, 2025, members of the Plan Commission indicated that the rezoning request is inconsistent with the City's adopted plans for the subject properties, noting in particular the inconsistency with the stormwater management and open space recommendation for portions of the subject site and the recommended street network.

In recommending that the preliminary plat be rejected, members of the Plan Commission noted that the Subdivision Regulations require that preliminary plats be consistent with adopted plans and that the proposed subdivision is inconsistent with the City's adopted plans for the subject properties, noting in particular the inconsistency with the stormwater management and open space recommendation for portions of the subject site and the recommended street network.

Any appeal from this action must be filed with the Circuit Court within 30 days from the date of this letter. If you have any questions about this matter, or if you may be of any further assistance, please do not hesitate to contact me at (608) 261-9632 or tparks@cityofmadison.com.

Sincerely,

Timothy M. Parks
Planner