



City of Madison
Madison Municipal Building
215 Martin Luther King, Jr. Blvd.
Madison, WI 53703

September 12, 2022

RE: The Winston – Certified Survey Map for a Multi-Family Development

Dear Commission and Council Members:

Winston at Churchill, LLC (known as “The Winston”) is pleased to present a proposal for a multi-family development located at 4205 Portage Road, in East Madison. The Winston is hereby requesting the land at 4205 Portage Road be divided into four lots for the development of a multi-family community.

The Winston is proposing a development that consists of five multi-family buildings and one clubhouse and amenity building among four lots. Also being proposed is the dedication of land to the public for public roads and right of way. 66 feet in width, running North and South, will be dedicated for a new public road and 20’ feet in width, running East and West from the south property line, will be dedicated to extend the right of way of the existing DiLoreto Avenue.

See below development chart which gives a summary of the components of each building. Phasing of the development is in alphabetical order starting with Building A being constructed in phase 1 and building B being constructed in Phase 2 and so on and so forth. Construction is anticipated to begin in the Fall of 2023.

Development Overview

Building Name	STUDIO	1 BD / 1 BATH	2 BD / 2 BATH	3 BD / 2 BATH	Total Units	Total Parking
Building A	40	49	25	4	118	94
Building B	32	39	28	3	106	96
Building C	35	32	12	8	93	113
Building D	31	32	19	1	87	119
Building E	35	36	20	3	83	143
Total	173	188	104	19	484	565



Project Team

Owner/Developer:

Interstate Overlook, LLC
1818 Parmenter St., Ste 400
Middleton, WI 53562

Architect:

JLA Architects
800 W Broadway, Ste 200
Monona, WI 53713

Civil Engineer:

Vierbicher Associates
999 Fourier Dr, Ste 201
Madison, WI 53717

Geotechnical Engineer:

CGC, Inc
2921 Perry St
Madison, WI 53713

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nick Patterson', written over a light blue horizontal line.

Nick Patterson
Project Manager
T. Wall Enterprises Development, LLC