

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 12/15/25 11:54 a.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):

Lot 10 of the Starkweather Plat (Document No. 6056273)

Title: MACLT - Lot 10 Development

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 Mason Cavell **Company** Madison Area Community Land Trust
Street address 902 Royster Oaks Drive, Suite 105 **City/State/Zip** Madison, WI 53714
Telephone 608-218-4232 **Email** [REDACTED]

Project contact person Jake DeHaven **Company** Threshold Builds
Street address 2020 Eastwood Drive **City/State/Zip** Madison, WI 53704
Telephone 608-354-8690 **Email** [REDACTED]

Property owner (if not applicant) Starkweather, LLC (Note: Mason Cavell serves as local representative for real estate questions)
Street address 1010 East Washington Ave., Suite 101 **City/State/Zip** Madison, WI 53714
Telephone 608-218-4232 **Email** [REDACTED]

LAND USE APPLICATION - INSTRUCTIONS & FORM**LND-A****APPLICATION FORM (CONTINUED)****5. Project Description**

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

Two (2) six-unit (6) townhouse style buildings (total of twelve (12) dwellings) with shared parking, a shared storage-shed, and shared greenspace.

Proposed Square-Footages by Type:

Overall (gross): _____ 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: _____ 2-Bedroom: _____ 3-Bedroom: ¹⁰ _____ 4 Bedroom: ² _____ 5-Bedroom: _____
 Density (dwelling units per acre): ^{13.68} _____ Lot Area (in square feet & acres): ^{38,211 sf (0.877 acres)} _____

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

Surface Stalls: ¹² _____ Under-Building/Structured: ⁰ _____ Electric Vehicle-ready¹: ³ _____ Electric Vehicle-installed¹: ¹ _____

Proposed On-Site Bicycle Parking Stalls by Type (if applicable):¹ See [Section 28.141\(8\)\(e\), MGO](#) for more information

Indoor (long-term): ¹² _____ Outdoor (short-term): _____

Scheduled Start Date: April 2026

Planned Completion Date: April 2027

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 2025.10.28

Zoning staff Jacob Moskowitz Date 2025.10.24

- ☒ **Posted notice of the proposed demolition on the [City's Demolition Listserv](#) (if applicable).** Date Posted 12/11/2025

- ☒ **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 Dina Nina Martinez-Rutherford Date 2025.10.29

Neighborhood Association(s) Schenk-Atwood-Starkweather-Yahara Neighborhood A Date 2025.10.29

Business Association(s) Not Applicable Date _____

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

Name of applicant Mason Cavell Signed by: _____ Relationship to property Executive Director, MACLT

Authorizing signature of property owner Joe Krupp Date 12/11/2025
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