

Threshold Builds
2020 Eastwood Drive, Suite 100
Madison, WI 53704

15 December 2025

Jessica Vaughn, AICP
Urban Design Commission Secretary – Planning Division
Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd | Suite 017
PO Box 2985
Madison, WI 53701

RE	Letter of Intent Land Use Application - Urban Design Commission
PROJECT	Lot 10 – MACLT Townhouse Development
SITE	Starkweather Plat – Lot 10
TB PROJECT NO.	24-0010

Dear Jessica and Commissioners,

The following is submitted together with the plans and application for review by the Urban Design Commission and the Plan Commission. We are requesting an initial and final review of the application.

PROJECT TEAM

Architect and Builder
Threshold Builds
2020 Eastwood Drive, Suite 100
Madison, WI 53704
Jake DeHaven
jakedehaven@thresholdbuilds.com

Civil Engineer / Surveyor / Landscape Architect
Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717
Randy Kolinske, PE, LEED-AP
rkol@vierbicher.com

Owner
Starkweather, LLC
1010 E Washington Avenue, Suite 101
Madison, WI 53703

Developer
Madison Area Community Land Trust (MACLT)
902 Royster Oaks Drive, Suite 105
Madison, WI 53714
mason@maclt.org

LOCATION

The subject property is Lot 10 of the Starkweather Plat, recorded on October 09, 2025, as Document No. 6056273.

PROJECT DESCRIPTION AND CONDITIONAL USE REQUEST

The existing lot 10 was recently created as part of the Starkweather Plat. There are no improvements currently on the site other than preparations for the master development. Lot 10 is currently zoned TR-V2; the reconfigured subdivision proposed will maintain the existing zoning. The intent is to reconfigure Lot 10 to support the construction of two (2) sets of six (6) single-family attached townhouses (total of twelve (12) townhouses). The two (2) sets of single-family-attached townhouses will be separated by a shared-use lot, which will provide space for surface parking, shared storage, and shared greenspace for the future owners.

The project team is proposing review under the zoning code as a “Residential Building Complex”; which requires review by the UDC. The reason we need to review this as a Residential Building Complex is because we want to include shared parking, storage, and greenspace. The parking and the storage building are not permitted by right as principal uses. Additionally, we are requesting to decrease the front yard setback along Walter Street from twenty feet (20'-0"0 to ten feet (10'-0") so that our shared-parking does not land between the front façade and the primary street. Such setback adjustments are permitted within Residential Building Complex zoning lots, if recommended by the UDC. Other than the decreased setback along Walter Street and the shared-parking and shed/storage building, everything else follows the TR-V2 zoning requirements.

DEVELOPMENT STATISTICS

Lot Area: 38,211 sf (0.877 acres)

Lot Area Individual Lots: See A010

Dwelling Units: 12

Buildings: 3 (two townhouses and one accessory structure)

Building A Footprint: 5,417 gsf

Building B Footprint: 5,542 gsf

Building C Footprint (accessory structure): 1,438 gsf under roof (866 gsf walls)

DESIGN

The site is well-situated along Walter Street and Chicago Avenue of the newly platted Starkweather Plat. Directly to the north, across Chicago Avenue, will be a large park, dedicated to the city by the Starkweather Plat land developer. Directly to the east of Lot 10 will be a Starkweather Plat stormwater outlot (Outlot 6), that will have a community garden. Directly to the south of Lot 10 will be another stormwater outlot, but this outlot (Outlot 5) will have a children's playground. We have configured Lot 10 (MACLT's lot) so that each home will have direct connection through a shared lot (greenspace and parking) to both the community garden and the playground. Each connection point (to the community garden and playground) is contemplated to have a portal, or entry feature

(arbor), creating a feeling of arrival and entry, but also creating a semi-private feel so the general public knows the MACLT lot is separate from the two public-use outlots.

The townhouse building (Building 'A') with six attached single-family homes fronts Walter Street, each home has a covered entrance at the front. Each of these homes also has a private accessible rear entry, with a larger covered patio towards the rear overlooking the shared green space and community gardens. The rear entrances are all divided with landscape plantings and raised planter beds to separate the yards, contemplated as boxwood shrubs and gates at each sidewalk entry.

The townhouse building (Building 'B') also with six attached single-family homes front Chicago Avenue. Because Building B looks out over the public park, we've placed the larger covered patio to that side of the building. The rear has accessible entrances, but because it looks out over the parking area, we put more focus on the front of this building.

The shared-parking and accessory structure are central to the site. Landscape plantings, signage, and trees have been arranged along Walter Street to help hide view to the parking. The accessory structure will house trash and recycling as well as additional storage area for each dwelling unit (one per dwelling).

The site plan provides access to each throughout the site to the public way and to the outlots. Additionally, EV chargers are provided for resident use.

The architecture is a simple asymmetric gable form. The asymmetry of the gable and the break in each gable was done primarily to allow for maximum solar panels. Treating these roofs as overbuilt dormers would have reduced the number of panels we could fit on each roof. MACLT is trying to provide enough solar that these homes could be net-zero, or close. The repeating of the simple offset gable and undulations in the front façades create a pattern with a nice subtle variation.

We are exploring materials such as corrugated metal, fiber cement, and engineered strand siding.

ABOUT THE MACLT

A Community Land Trust (CLT) is a non-profit organization that preserves the affordability of land for community uses, including housing, urban agriculture, and commercial space, using a long-term ground lease. The Madison Area CLT has over 60 permanently-affordable homes in our land trust, which remain affordable for low-income and first-time homebuyers over generations. An initial public subsidy makes each home affordable for families making 80% of the area median income or lower. MACLT owns the land under the home, and the homeowner leases the land from the CLT using a 98-year renewable ground lease. The homeowner agrees to pay it forward to the next buyer by selling the house at an affordable price based on a resale formula, and MACLT facilitates the sale of the home with an equity-focused policy for choosing the next buyer based on need.

SCHEDULE

The proposed schedule is to complete and record the subdivision process in early 2026. Construction of 12 permanently affordable townhouses is scheduled for spring or summer of 2026.

CONCLUSION

Thank you for your time and consideration reviewing our proposed conditional use. We look forward to your support and feedback.

Sincerely,



Jake DeHaven

Principal, Threshold Builds