

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 3/2/26 10:53 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 Michael Carlson Company Threshold Builds

Street address 2020 Eastwood Drive City/State/Zip Madison, WI 53704

Telephone 608-405-9064 Email [REDACTED]

Property owner (if not applicant) Starkweather, LLC (Note: Mason Cavell serves as local representative for real estate questions)

Street address 2020 East Washington, Suite 101 City/State/Zip Madison, WI 53714

Telephone 608-218-4232 Email [REDACTED]

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APPLICATION FORM (CONTINUED)

5. Project Description

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

Two six-unit townhomes across two buildings, each with six (6) units (for a total of twelve (12) townhome units) with a shared surface parking lot, 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):

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

¹ See [Section 28.141\(8\)\(e\), MGO](#) for more information

Scheduled Start Date: August 2026 Planned Completion Date: August 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 Jessica Vaughn Date 01/28/2026

Zoning staff _____ Date _____

Posted notice of the proposed demolition on the [City's Demolition Listserv](#) (if applicable). Date Posted 12/11/2026

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.

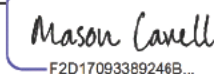
District Alder Dina Nina Martinez-Rutherford Date 2025/10/28, rev. 2026/02/24

Neighborhood Association(s) Eastmorland Community Association Date 2025/10/28, rev. 2026/02/24

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 Relationship to property Executive Director, MACLT

Authorizing signature of property owner  Signed by: _____ Date 3/2/2026
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