

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

02 March 2026

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

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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. The plans provided here conform substantially to those of our original submission. Our revised drawings reflect adjustments to grades at the north building to better account for basements and site infrastructure.

### **PROJECT TEAM**

Architect and Builder  
Threshold Builds  
2020 Eastwood Drive, Suite 100  
Madison, WI 53704  
Sean Meyers, RA, NCARB, CPHC  
seanmeyers@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 MACLT site other than preparations for the neighborhood-level development. Lot 10 is currently zoned TR-V2, and 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 MACLT sit isn't within an Urban Design District. The project team is proposing review under the zoning code as a "Residential Building Complex"; which requires review by the UDC. We're proposing review as a Residential Building Complex because the plans 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

## **DESIGN**

The site is situated at the corner of 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. We have configured Lot 10 (MACLT's lot) so that each home will have direct connection through a shared lot (green space and parking) to both the community garden and the outlots. Each connection point provides 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 out lots.

One townhouse building (Building 'A') is comprised of six zero-lot line, single-family homes and 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 parking lot, 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 second townhouse building (Building 'B') also provides six zero-lot line single-family homes that 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, and as 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 shield the view to the parking lot. The accessory structure will house trash and recycling as well as additional storage areas for each dwelling unit (one per dwelling).

The site plan provides access to each throughout the site to the public way and to the out lots. 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 support a solar-ready roof. Treating these roofs as overbuilt dormers would have reduced the number of panels that might fit on each roof. The repetition of the simple offset gable and undulations in the façades create a pattern with a nice subtle variation.

Exterior materials include a selection of LP SmartSide claddings.

### **HOURS OF OPERATION + NUMBER OF EMPLOYEES**

The townhome units will be individually owned by their respective owners. The use of the property will be owner-occupied residential and will not have regular employees.

### **PUBLIC SUBSIDY**

The City of Madison is supporting the project with CDBG dollars and buyer downpayment assistance.

**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,



Michael Carlson  
Development Consultant  
Threshold Development