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 _____ ☐ 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):

108 N Leon St

Title: _____

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 Tyler Krupp Company Threshold Development

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

Telephone 608-233-6000 Email [redacted]

Project contact person Kevin Burow Company Knothe & Bruce Architects, LLC

Street address 8401 Greenway Blvd., Ste 900 City/State/Zip Middleton, WI 53562

Telephone 608-836-3690 Email [redacted]

Property owner (if not applicant) _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

Docusign Envelope ID: C495669E-40B5-8DD8-80FD-A6B76C10953B

APPLICATION FORM (CONTINUED)

5. Project Description

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

Development of a 4-story, 120-unit mixed-use building with approximately 4,500 SF of commercial space, and underground parking

Proposed Square-Footages by Type:

Overall (gross): 161,643 sq.ft. Commercial (net): 4,500 sq.ft. Office (net): _____

Industrial (net): _____ Institutional (net): _____

Proposed Dwelling Units by Type (if proposing more than 8 units):

Efficiency: 38 1-Bedroom: 63 2-Bedroom: 23 3-Bedroom: _____ 4 Bedroom: _____ 5-Bedroom: _____

Density (dwelling units per acre): 70 Lot Area (in square feet & acres): 77,315 sq.ft. / 1.77 acres

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

Surface Stalls: 10 Under-Building/Structured: 125 Electric Vehicle-ready[1]: 25 Electric Vehicle-installed[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): 127 Outdoor (short-term): 17

Scheduled Start Date: Spring 2027 **Planned Completion Date**: Summer 2028

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 3/26/26 (DAT Meeting)

Zoning staff Jenny Kirchgatter Date 3/26/26 (DAT Meeting)

☐ **Posted notice of the proposed demolition on the** City's Demolition Listserv (if applicable). Date Posted _____

☐ 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 5/4/2026

Neighborhood Association(s) Eastmorland Community Date 5/4/2026

Business Association(s) _____ Date _____

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

Name of applicant Threshold Development Relationship to property Developer

Authorizing signature of property owner DocuSigned by: tyler krupp 5A9AE4330A16404... Date 6/8/2026