

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

20 October 2025

City of Madison – Plan Commission
Planning Division
215 Martin Luther King Jr. Blvd | Suite 017
PO Box 2985
Madison, WI 53701

RE	Letter of Intent First Addition to the Starkweather Plat
PROJECT	Lot 10
SITE	Starkweather Plat – Lot 10
TB PROJECT NO.	24-0010

Dear Commissioners,

We are pleased to submit this preliminary and final plat to reconfigure Lot 10 of the Starkweather Plat. The following is submitted together with the application and supporting documents for review by the Plan Commission.

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
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

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

LOCATION

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

SUBDIVISION DESCRIPTION

The existing lot 10 was recently created as part of the Starkweather Plat. There are no improvements currently on the site. 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 an outlot, which will provide space for surface parking and shared greenspace for the future owners. Additionally, the outlot is oriented to afford easy access of the future residents to the community gardens to the east and the play area to the south. Each subdivided lot shall meet the requirements of the TR-V2 district permitted uses for single-family attached dwelling units (lot area, lot width, setbacks, and lot coverage) and the single-family attached dwellings have been designed to be a permitted use.

Below is a list of the proposed lots:

Lots 1 – 6: TR-V2 – Single-Family Attached – Frontage on Walter Street

Lots 7 – 12: TR-V2 – Single-Family Attached – Frontage on Chicago Avenue

Outlot: TR-V2 – Private Outlot for parking and shared greenspace

The single-family attached dwellings proposed for this property will be permanently affordable dwelling, part of a community land trust.

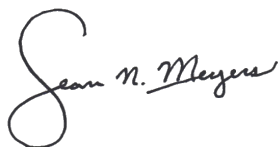
SCHEDULE

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

CONCLUSION

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

Sincerely,



Sean Meyers, RA, NCARB, CPHC

Principal