

URBAN DESIGN COMMISSION APPLICATION

UDC

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 _8/18/25 11:47 a.m.

Initial Submittal

Paid

Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed [Land Use 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.

1. Project Information

Address (list all addresses on the project site): _____

Title: _____

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested _____

New development

Alteration to an existing or previously-approved development

Informational

Initial Approval

Final Approval

3. Project Type

Project in an Urban Design District

Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

Planned Development (PD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Multi-Use Site or Residential Building Complex

Signage

Comprehensive Design Review (CDR)

Modifications of Height, Area, and Setback

Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

Other

Please specify

4. Applicant, Agent, and Property Owner Information

Applicant name _____

Street address _____

Telephone _____

Project contact person _____

Street address _____

Telephone _____

Property owner (if not applicant) _____

Street address _____

Telephone _____

Company _____

City/State/Zip _____

Email _____

Company _____

City/State/Zip _____

Email _____

City/State/Zip _____

Email _____

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☒ Locator Map
- ☒ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☒ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☒ Site Plan
- ☒ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☐ Landscape Plan and Plant List (*must be legible*)
- ☐ Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☐ Grading Plan
- ☐ Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials
- ☐ Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets [Ch. 31, MGO](#) compared to what is being requested
- ☐ Graphic of the proposed signage as it relates to what the [Ch. 31, MGO](#) would permit

5. Required Submittal Materials

☒ Application Form

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

☒ Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

☒ Development Plans (Refer to checklist on Page 4 for plan details)N/A ☐ Filing Fee (Refer to Section 7 (below) for a list of application fees by request type)☒ Electronic Submittal

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDApplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

☒ Notification to the District Alder

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn, Jenny Kirchgatter on 8/4/25.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Tracey Mac MurchyRelationship to property ArchitectAuthorizing signature of property owner Date 8/18/25

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: \$350 (per [§33.24\(6\) MGO](#)).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per [§33.24\(6\)\(b\) MGO](#))
- ☐ Comprehensive Design Review: \$500 (per [§31.041\(3\)\(d\)\(1\)\(a\) MGO](#))
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per [§31.041\(3\)\(d\)\(1\)\(c\) MGO](#))
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per [§31.041\(3\)\(d\)\(2\) MGO](#))

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

August 18, 2025

City of Madison - Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

RE: 203 North Blount Street, Madison WI – Major Alteration to Existing PD
UDC Informational Letter of Intent

Dear Urban Design Commission:

Please see the attached informational submittal packet for requesting a major alteration to an existing PD for 203 N. Blount Street, Madison WI (previously approved LNDUSE-2017-00019).

The previously approved site plan included an 8-unit apartment building at 203 N. Blount. However, due to the onset of COVID-19 during construction, our client completed all components, including site work, except the 203 N. Blount building and the re-cladding of 710 and 712 Dayton Street.

Our client now seeks to amend the PD to allow for sixteen (16) one-bedroom units at 203 N. Blount. The building footprint will remain largely unchanged, aside from modifications to entry areas. Upon completion, the site will offer a balanced mix of downtown housing options, including (16) one-bedroom units, (8) two-bedroom units, and (1) three-bedroom unit with 2-baths.

Project & Site:

The existing project site consists of four two-story buildings that include (8) two bedroom units, and a three-bedroom, two-bathroom unit on the existing PD site with an approximately 23,600 GSF footprint.

Zoning:

The existing zoning is a previously approved Plan Development for 1/4 Point, submitted under LNDUSE-2017-00019.

Thank you for your time and consideration. We look forward to the opportunity to present our project on September 3th.

Sincerely,
Tracey Mac Murchy, AIA
Principal / Project Architect

6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
p 608.829.4444
f 608.829.4445

Project Team:

Owner:

Renaissance Property Group, LLC
709 E. Johnson
Madison, WI 53703
Michael Matty (mmatty@rpgrentals.com)

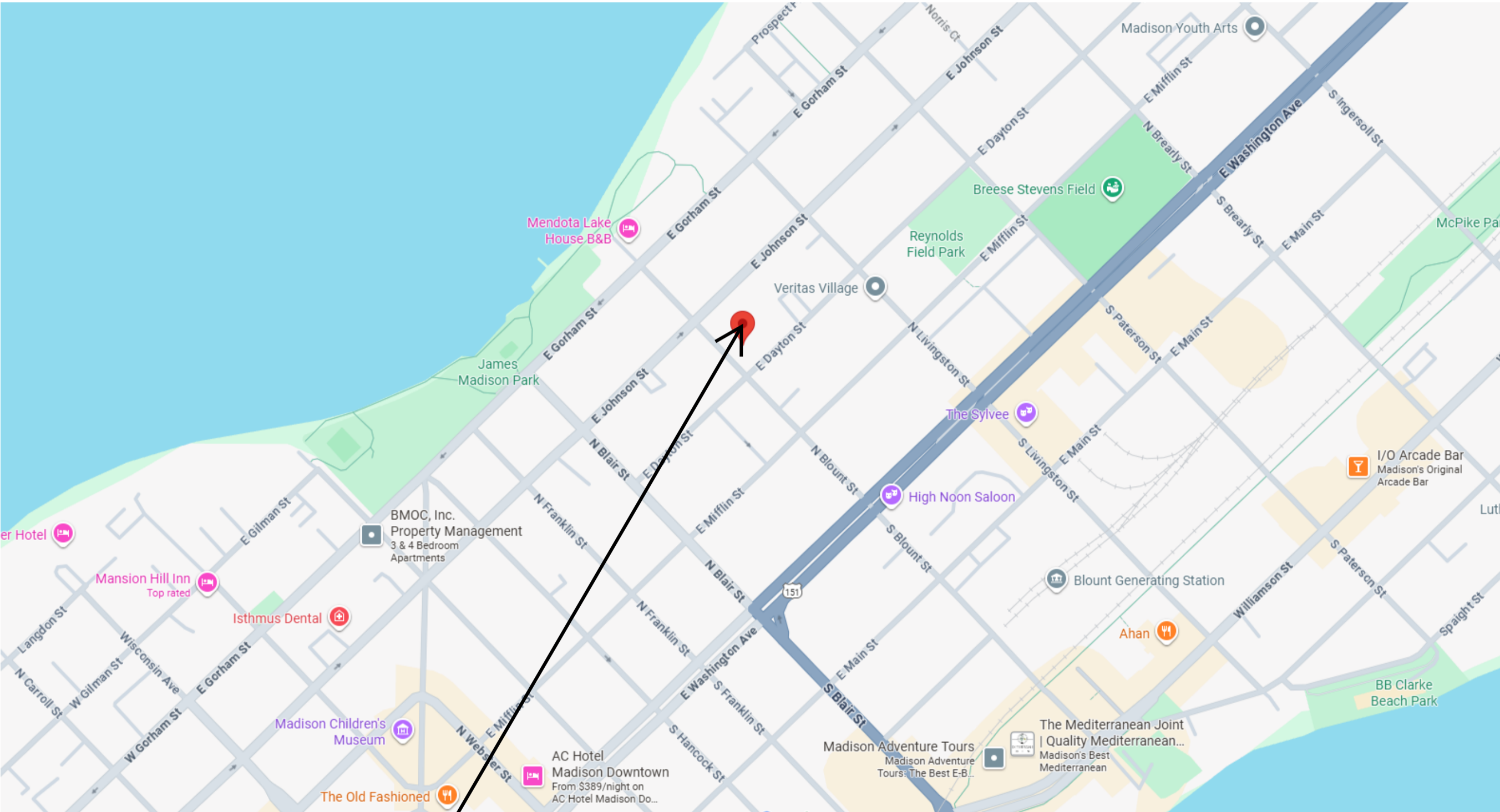
Architect:

Dimension IV Madison Design Group
6515 Grand Teton Plaza; Suite 120
Madison, WI 53719
Tracey Mac Murchy (tmacmurchy@dimensionivmadison.com)

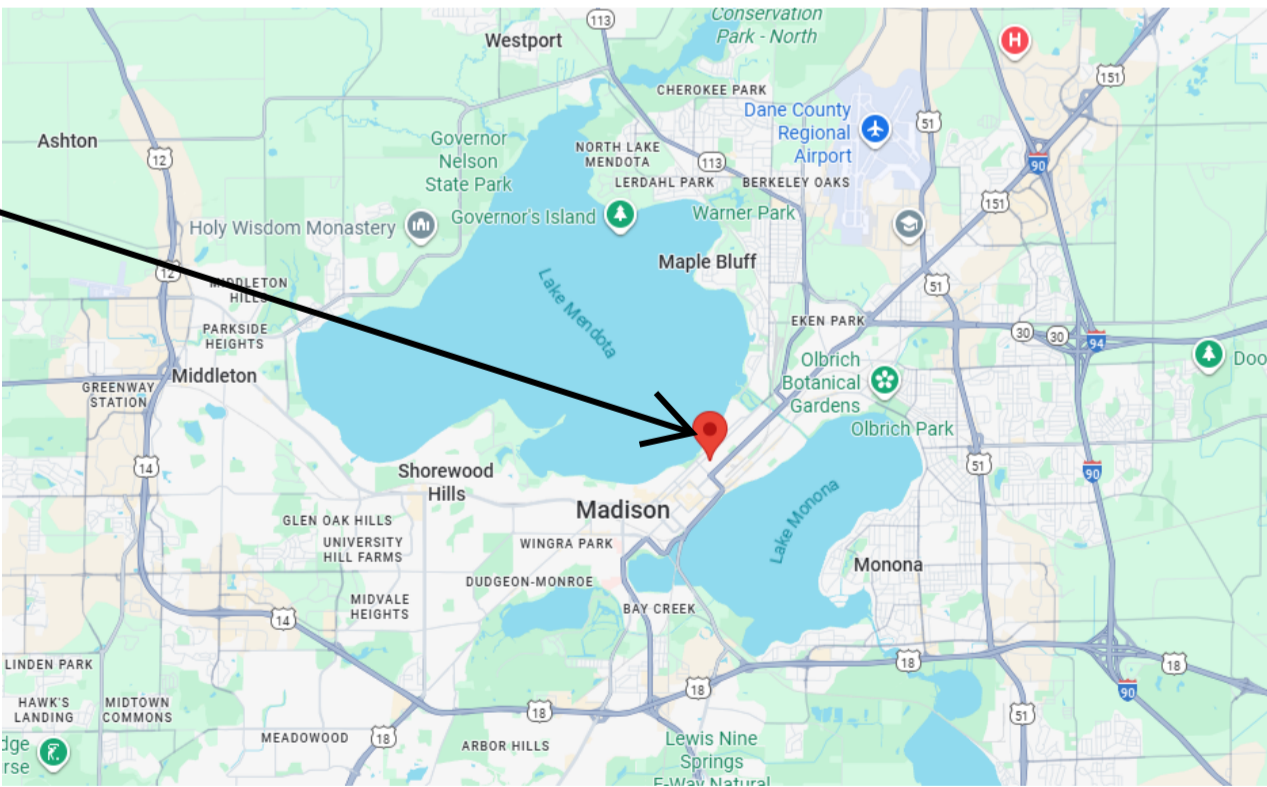
NEW 16-UNIT MULTI-FAMILY

203 N BLOUNT STREET

MADISON, WI 53703



PROJECT LOCATION



Architecture :

Dimension IV - Madison Design Group
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
p: 608.829.4444 www.dimensionivmadison.com

SHEET INDEX:	
G0.1	COVER SHEET
G0.2	SITE CONTEXT
AS1.0	ARCHITECTURAL SITE PLAN
A1.0	GARDEN LEVEL FLOOR PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	THIRD FLOOR PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS



SITE CONTEXT: 215 & 213 N BLOUNT, 211 & 209 N BLOUNT, 207 N BLOUNT



SITE CONTEXT: 710 & 712 E DAYTON ST (RED)



SITE CONTEXT: 207 N BLOUNT NEXT TO PROJECT SITE

**NEW 16-UNIT
MULTI-FAMILY**

203 N BLOUNT STREET
MADISON, WI 53703

DATE OF ISSUE: 08/18/2025

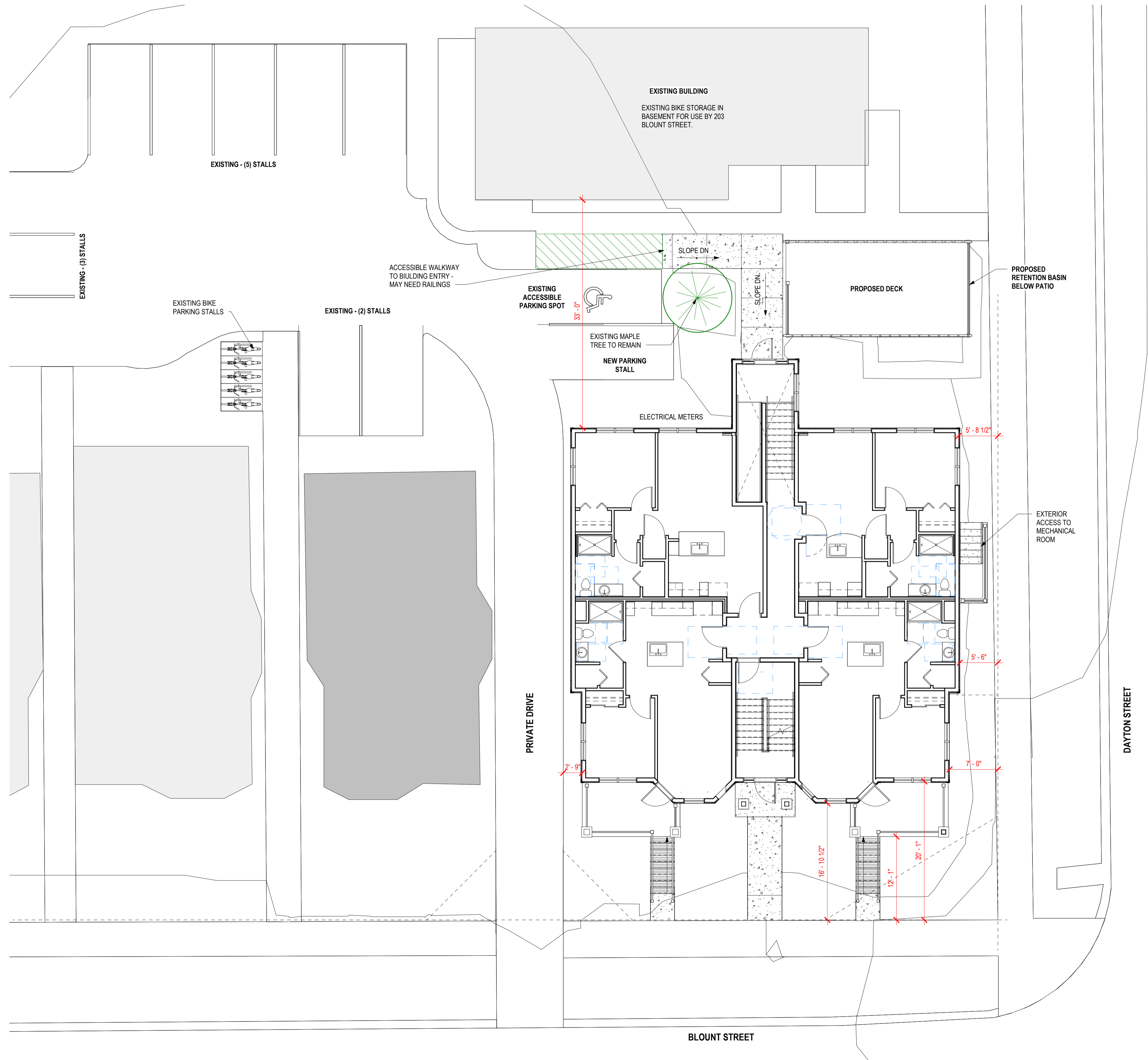
**PRELIMINARY
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CONSTRUCTION**

PROJECT # 24016

SITE CONTEXT

G0.2

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1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

**NEW 16-UNIT
MULTI-FAMILY**

203 N BLOUNT STREET
MADISON, WI 53703

DATE OF ISSUE: 08/18/2025

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PROJECT # 24016

**ARCHITECTURAL
SITE PLAN**

AS1.0

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FLOOR PLAN GENERAL NOTES	
A.	SEE SHEET A5.0 FOR LARGE SCALE PLANS.
B.	SEE SHEET A7.0 FOR INTERIOR ELEVATIONS.
C.	PROVIDE VERTICAL CONTROL JOINTS (C/J'S) WHERE STRUCTURAL SYSTEMS CHANGE. LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.
D.	VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.
E.	GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT. VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ELECTRICAL.
F.	GENERAL CONTRACTOR TO INSTALL FOAM FILLER AT ALL MASONRY WALL CONTROL/EXPANSION JOINTS AND SEAL BOTH SIDES (WALL REINFORCING TO DISCONTINUE AT JOINTS).
G.	GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING BETWEEN WOOD/METAL STUDS AS REQUIRED FOR CASEWORK/HANDRAIL/TOILET ACCESSORIES ETC. MOUNTING.
H.	PROVIDE VINYL CARPET EDGE AT TRANSITIONS FROM CARPET TO DISSIMILAR FLOOR MATERIALS, UNLESS NOTED OTHERWISE (U.N.O.).
I.	REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.
J.	VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.
K.	ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.
L.	DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

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p608.829.4444 f608.829.4445 dimensionivmadison.com

NEW 16-UNIT
MULTI-FAMILY

203 N BLOUNT STREET
MADISON, WI 53703

DATE OF ISSUE: 08/18/2025

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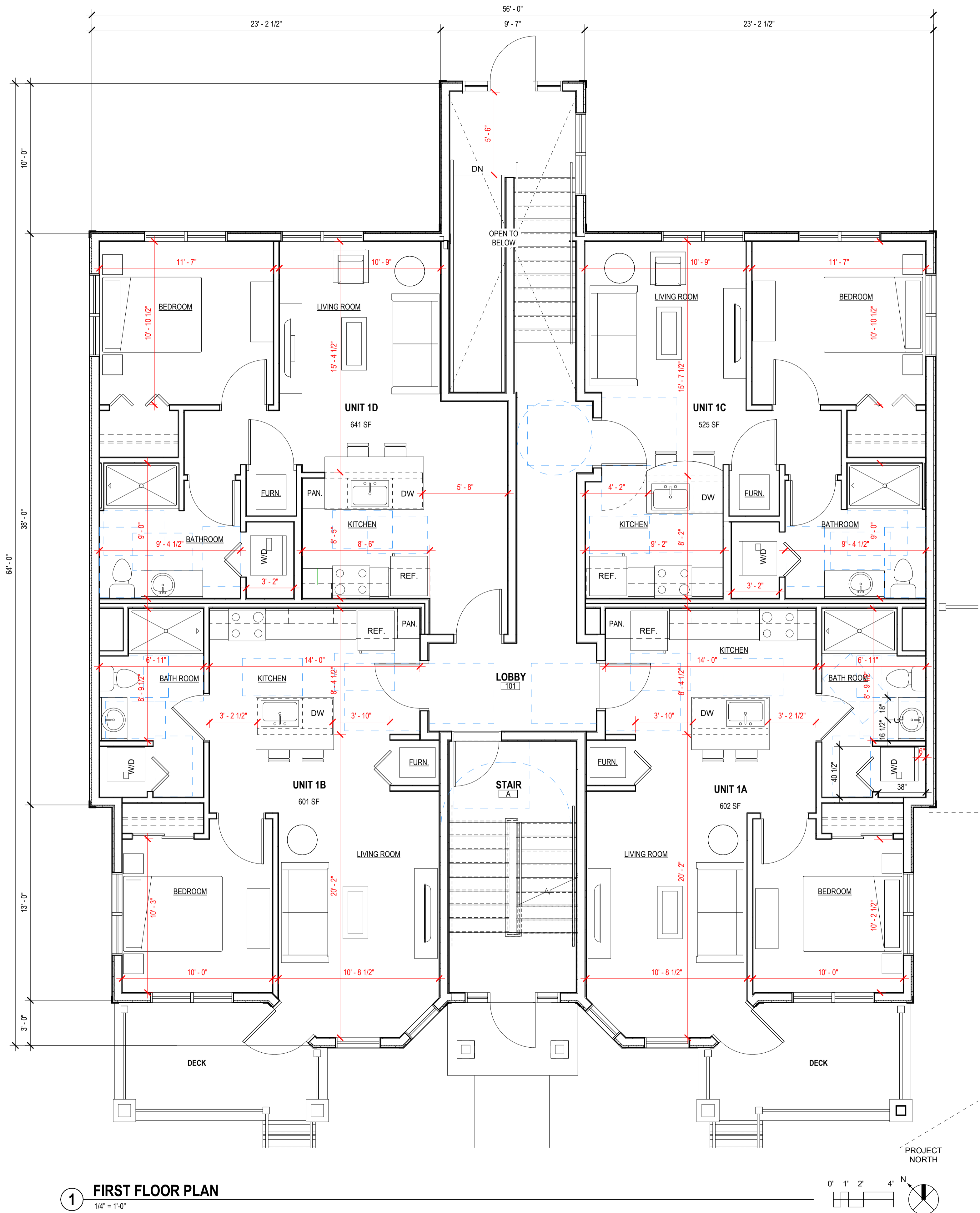
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GARDEN LEVEL
FLOOR PLAN

A1.0

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1 FIRST FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

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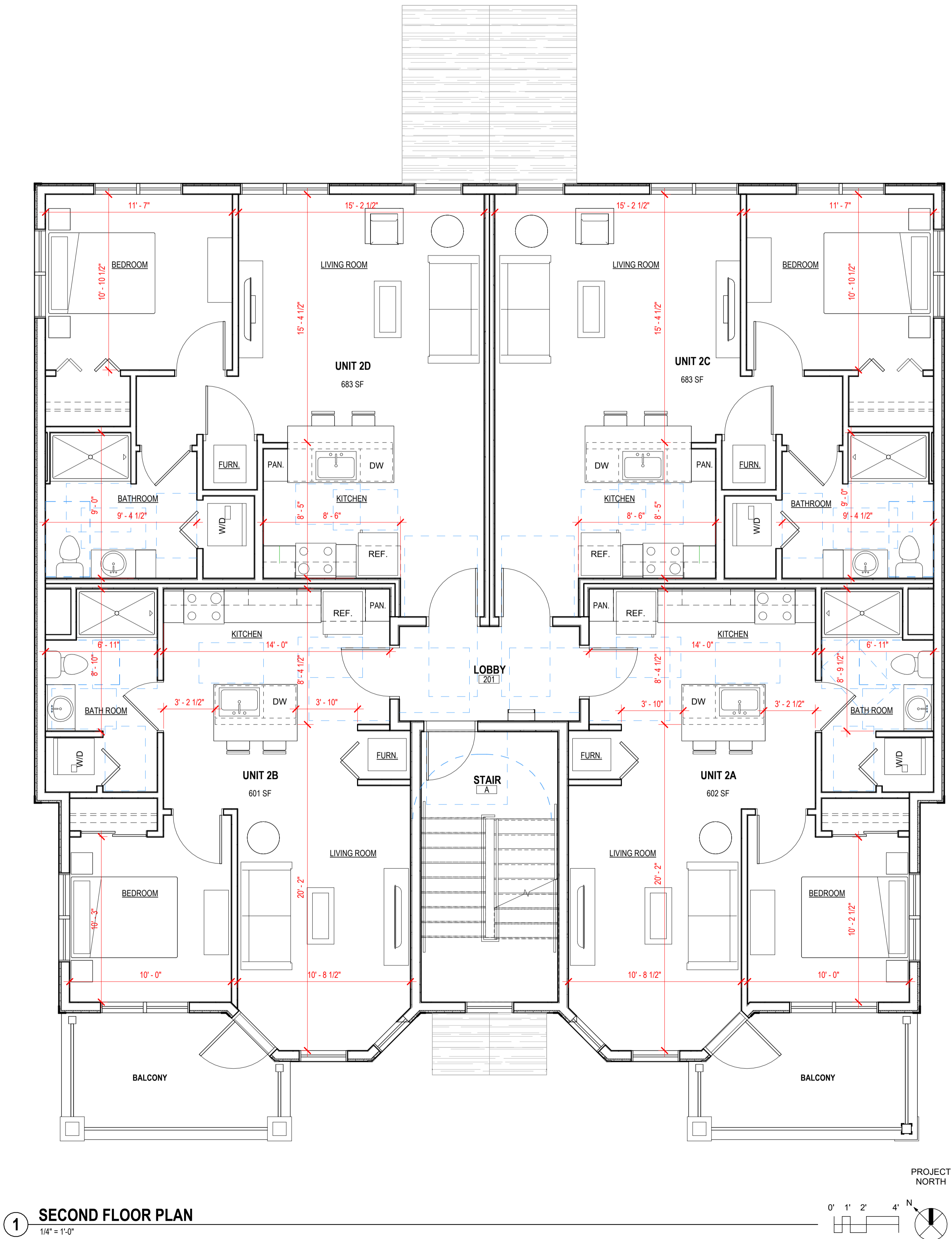
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PROJECT # 24016

FIRST FLOOR PLAN

A1.1

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1 SECOND FLOOR PLAN
1/4" = 1'-0"

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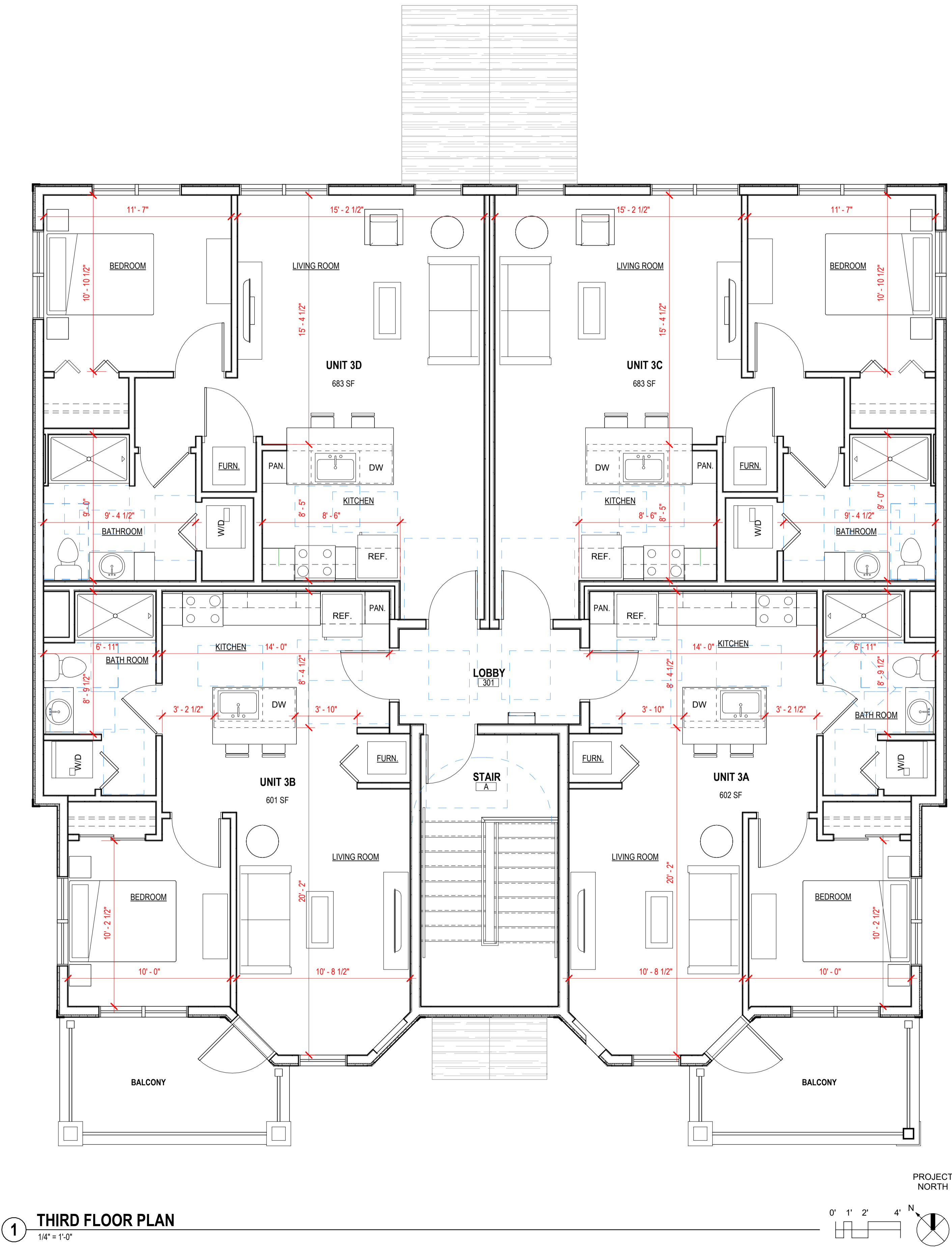
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SECOND FLOOR PLAN

A1.2



FLOOR PLAN GENERAL NOTES	
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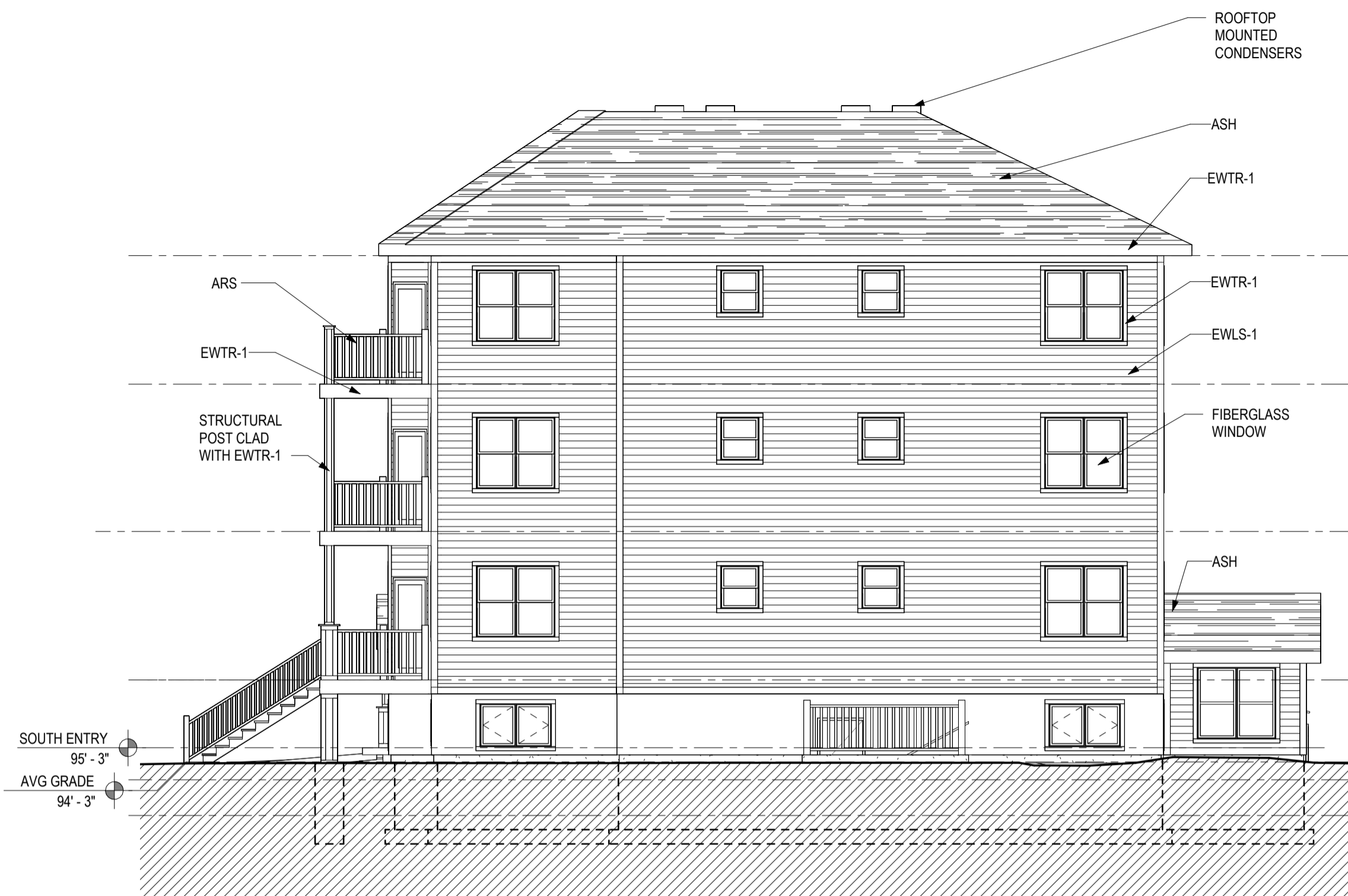
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THIRD FLOOR PLAN

A1.3

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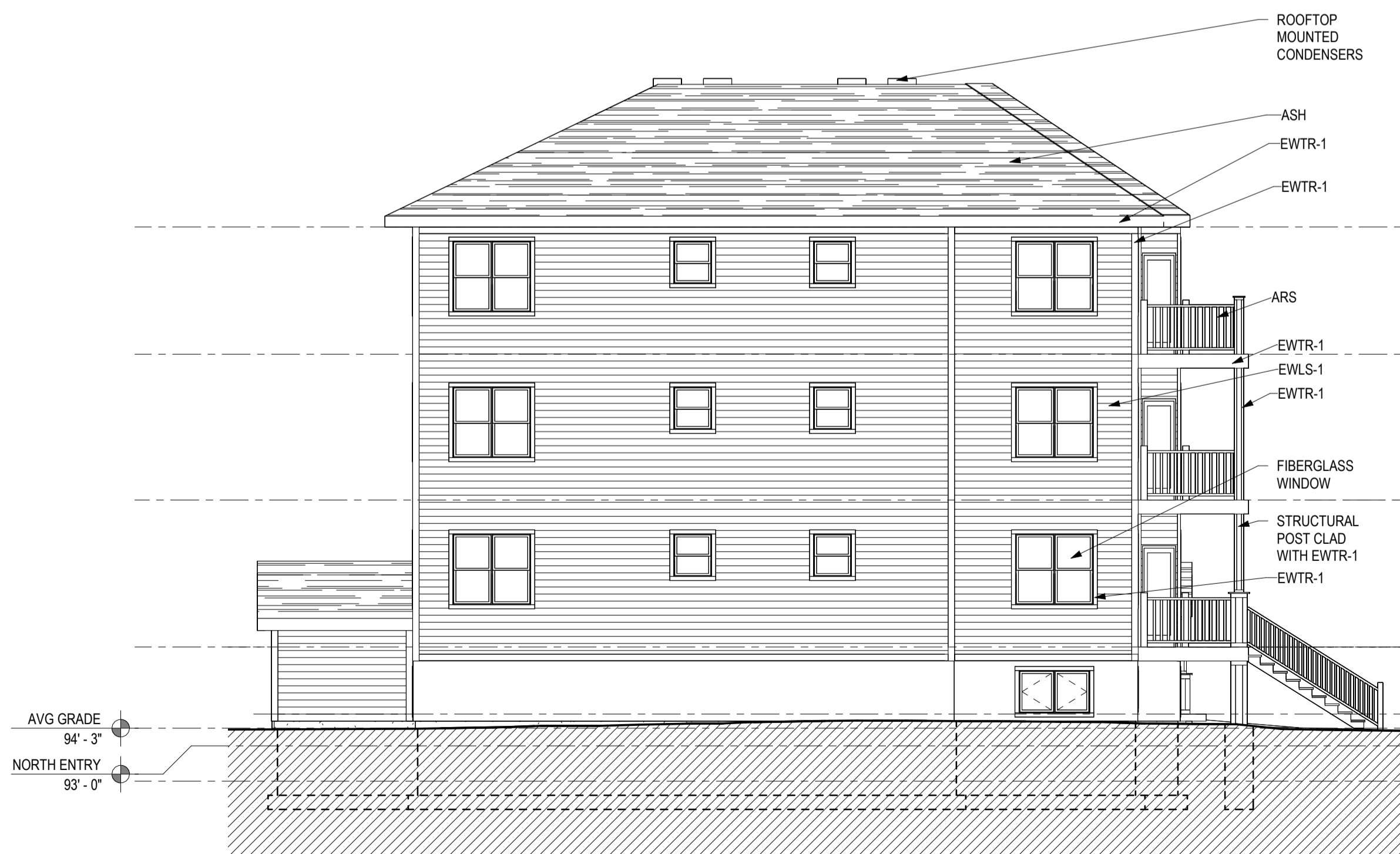
1 THIRD FLOOR PLAN
1/4" = 1'-0"



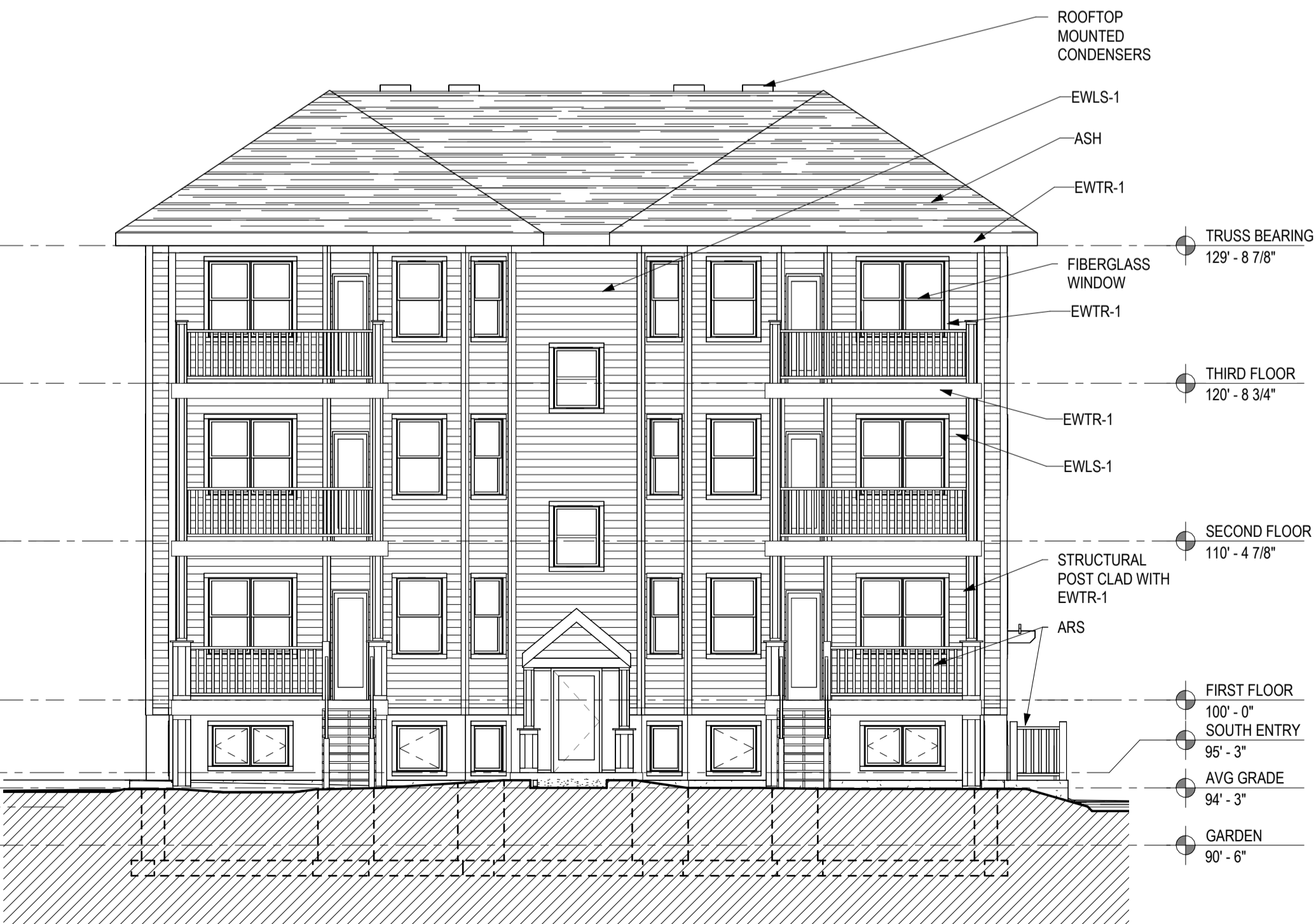
4 EAST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

ELEVATION LEGEND & NOTES		
SIDING & TRIM - LP SMART SIDE		
EWLS-1	ENGINEERED WOOD LAP SIDING - 6" EXP.	COLOR MARSHLAND MOSS
EWTP-1	ENGINEERED WOOD PANEL	MARSHLAND MOSS
EWTR-1	ENGINEERED WOOD TRIM - SIZE VARIES	SHORELINE CREAM
PRE-FINISHED METAL		
APT	ALUMINUM PANEL TRIM	COLOR CLEAR
ARS	RAILCRAFT ALUMINUM RAILING SYSTEM	QUARTZ GREY
DS	DOWNSPOUT	ALMOND
GTR	GUTTER	ALMOND
SFT	PLY GEM MASTIC	
MISCELLANEOUS		
ASPHALT SHINGLES		COLOR WEATHERED WOOD
FIBERGLASS WINDOWS		WHITE
GENERAL NOTES		
A. NOT ALL SIDING PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.		
B. REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.		
C. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.		
D. LOUVERS AND VENTS PENETRATING WALLS TO MATCH ADJACENT SIDING COLOR.		
E. VERIFY ALL MATERIAL COLOR/FINISH SELECTIONS WITH OWNER.		

NEW 16-UNIT MULTI-FAMILY

203 N BLOUNT STREET
MADISON, WI 53703

DATE OF ISSUE: 08/18/2025

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT # 24016

**EXTERIOR
ELEVATIONS**

A2.0



RENDERING OF PROPOSED 203 N. BLOUNT STREET

ELEVATION LEGEND & NOTES			
SIDING & TRIM - LP SMART SIDE		COLOR	
EWLS-1	ENGINEERED WOOD LAP SIDING - 6" EXP.		MARSHLAND MOSS
EWTP-1	ENGINEERED WOOD PANEL		MARSHLAND MOSS
EWTR-1	ENGINEERED WOOD TRIM - SIZE VARIES		SHORELINE CREAM
PRE-FINISHED METAL		COLOR	
APT	ALUMINUM PANEL TRIM		CLEAR
ARS	RAILCRAFT ALUMINUM RAILING SYSTEM		QUARTZ GREY
DS	DOWNSPOUT		ALMOND
GTR	GUTTER		ALMOND
SFT	PLY GEM MASTIC		
MISCELLANEOUS		COLOR	
ASPHALT SHINGLES			WEATHERED WOOD
FIBERGLASS WINDOWS			WHITE
GENERAL NOTES			
A. NOT ALL SIDING PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.			
B. REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.			
C. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.			
D. LOUVERS AND VENTS PENETRATING WALLS TO MATCH ADJACENT SIDING COLOR.			
E. VERIFY ALL MATERIAL COLOR/FINISH SELECTIONS WITH OWNER.			

DIMENSION IV
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NEW 16-UNIT
MULTI-FAMILY

203 N BLOUNT STREET
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1 PERSPECTIVE VIEW - LOOKING NORTHWEST

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EXTERIOR
ELEVATIONS

A2.1