



# URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:  
<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: January 18, 2017  
UDC Meeting Date: February 8, 2017  
Combined Schedule Plan Commission Date (if applicable): \_\_\_\_\_

- Informational Presentation
- Initial Approval
- Final Approval

1. Project Address: 201-213 North Blount Proposed (8) Unit Apartment and Relocated House  
Project Title (if any): \_\_\_\_\_

2. This is an application for (Check all that apply to this UDC application):  
 New Development  Alteration to an Existing or Previously-Approved Development

- A. Project Type:
- Project in an Urban Design District\* (public hearing-\$300 fee)
  - Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
  - Suburban Employment Center (SEC) or 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 Planned Residential Complex

- B. Signage:
- Comprehensive Design Review\* (public hearing-\$300 fee)
  - Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)
  - Street Graphics Variance\* (public hearing-\$300 fee)

C. Other:  
 Please specify: \_\_\_\_\_

### Applicant, Agent & Property Owner Information:

Applicant Name: Michael Matty  
Address: 2132 Fordem Ave., Suite 1300  
Phone: (608) 301-0000 Fax: ( )

Company: Renaissance Property Group, LLC  
City/State: Madison, WI Zip: 53704  
Email: mmatty@rpgrentals.com

Contact Person: Chris Oddo  
Address: 115 E. Main Street, Suite 200  
Phone: (608) 445-9594 Fax: (866) 297-1762

Company: InSite Consulting Architects, LLC  
City/State: Madison, WI Zip: 53703  
Email: chris@icsarc.com

Owner (if not applicant):  
Address: \_\_\_\_\_  
Phone: ( ) Fax: ( )

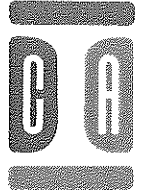
City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email: \_\_\_\_\_

Applicant Declarations:  
I, the applicant submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This discussion was discussed with \_\_\_\_\_ on \_\_\_\_\_

The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the applicant by the deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Applicant: Michael Matty  
Signature: *Michael Matty* Relationship to Property: Owner  
Date: 1/18/17

January 18, 2017



201-213 N Blount Street – Proposed (8) Unit Apartment & Relocated House

**RE: Project Description**

The project includes a proposed new (8) unit residential apartment building with (4) one bedroom and (4) two bedroom apartments on the corner of North Blount and East Dayton. Each of the apartments will have in unit laundry and bike storage. A code complying ramp on the back of the building will provide an accessible route to the (2) two bedroom apartments on the first floor.

The project also includes a proposed relocated house from the adjacent property. The Owner owns the relocated house and adjacent property. The proposed new location of the relocated house is on East Dayton.

To make room for the new (8) unit residential building, an existing single family, two bedroom house will be demolished and appropriately salvaged/recycled.

The (3) existing two flat houses along North Blount are to remain.

The site is approximately one half acre.









Zoning Data:

Planned Development

201-213 North Blount

17-Jan-17

	Requirements for new (8) Unit (1 building total)	Requirements for Existing (2-3) Unit Houses (9 units total)	Provided	Notes
Lot Area	4,000	4,000 each = 16,000 sf total	21,867 sf	(8) unit use 500sf/u + 250sf/br > 2
Lot Width	50 feet	40 feet	132 ft (Dayton) & 176 ft (Blount)	
Front Yard Setback	15 feet	15 feet	15 feet	
Maximum Front Yard Setback	30 feet Max-20% more than blk avg	30 feet Max-20% more than blk avg	15 feet	
Side Yard Setback	10 feet	Two-story: 6 ft	6 feet	
Reverse Side Yard Setback	12 feet	12 feet	5 feet	RBC - note A: more usable as proposed (at backyard and driveway)
Rear Yard Setback	lesser 25% or 20 feet or lesser of 25% of lot depth	lesser 25% or 20 feet or lesser of 25% of lot depth	20 feet	
Maximum Height	2 stories (35 feet)	6 stories (78 feet)	(3) stories = 38 feet	
Maximum Lot Coverage	75% (max.) = 16,400 sf	80% (max.) = 17,494 sf	7623	35% footprint of buildings
Maximum Building Coverage	n/a	n/a	n/a	
Usable Open Space	140 sf / unit = 1,120 sf	320 sf / unit = 1,280 sf	5042 (1192)	total = ground level + (balconies) (total area of balconies only)
Bike Parking	8+1 = 9 total (guest = 1)	2+1 = 3 total (guest = 1)	16 (2'x6') stalls ((11) interior + (5) exterior)	1/du (2br du) + 1/2 / (+2br) Guest = 1/10 du
Car Parking Minimum	8	6	10 stalls	1 per dwelling

		TRU1 & TRU2	TRU2	TRU1	TRU1 & TRU2	TRU2	TRU1
<b>Residential Building Complex / TRU2</b>	<b>Unit #</b>	<b>Parking Req'd.</b>	<b>Lot Area Req'd.</b>		<b>Bike Req'd.</b>	<b>Open Usable Space Req'd.</b>	
	700 E Dayton (relocated/new)	1	4,000	4,000	0	640	640
	201 N Blount	8	4,000	8,000	9	1,120	2,560
	207 N Blount	1	4,000	4,000	0	640	640
	209-211 N Blount	3	4,000	4,000	3	960	960
	213-215 N Blount	1	4,000	4,000	0	640	640
	<b>Required</b>	<b>14</b>	<b>20,000</b>	<b>24,000</b>	<b>12</b>	<b>4,000</b>	<b>5,440</b>
	<b>Provided</b>	<b>17</b>	<b>21,867 sf</b>		<b>16</b>	<b>5,042</b>	

NOTES:

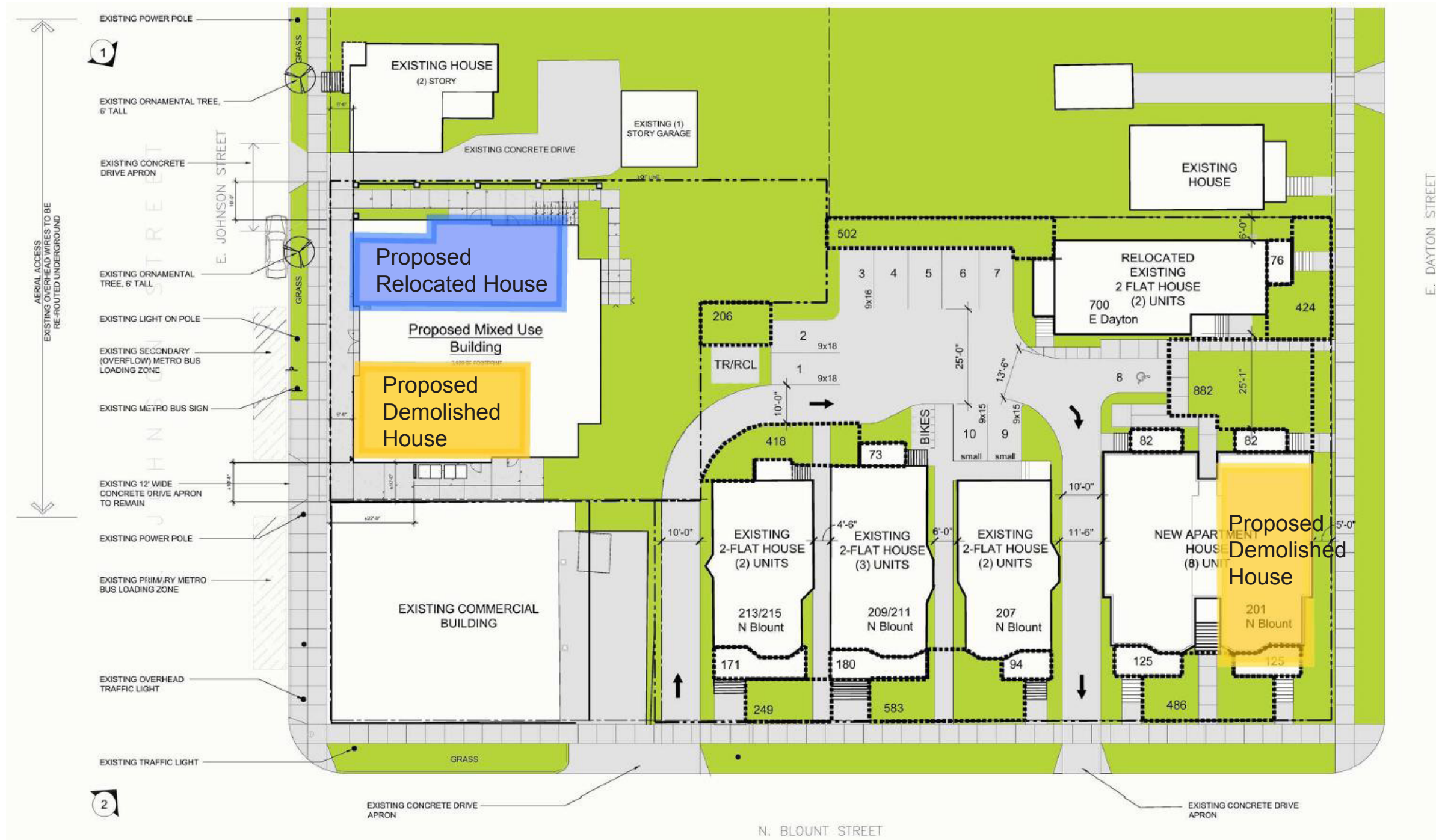
1. Multi-family units 5-8 = Permitted Use in TRU2
2. Reverse Corner Setback 12' can be modified per supplemental requirements (sec. 28.151)
3. Parking Reduction through Administrative action





# Proposed Site Plan

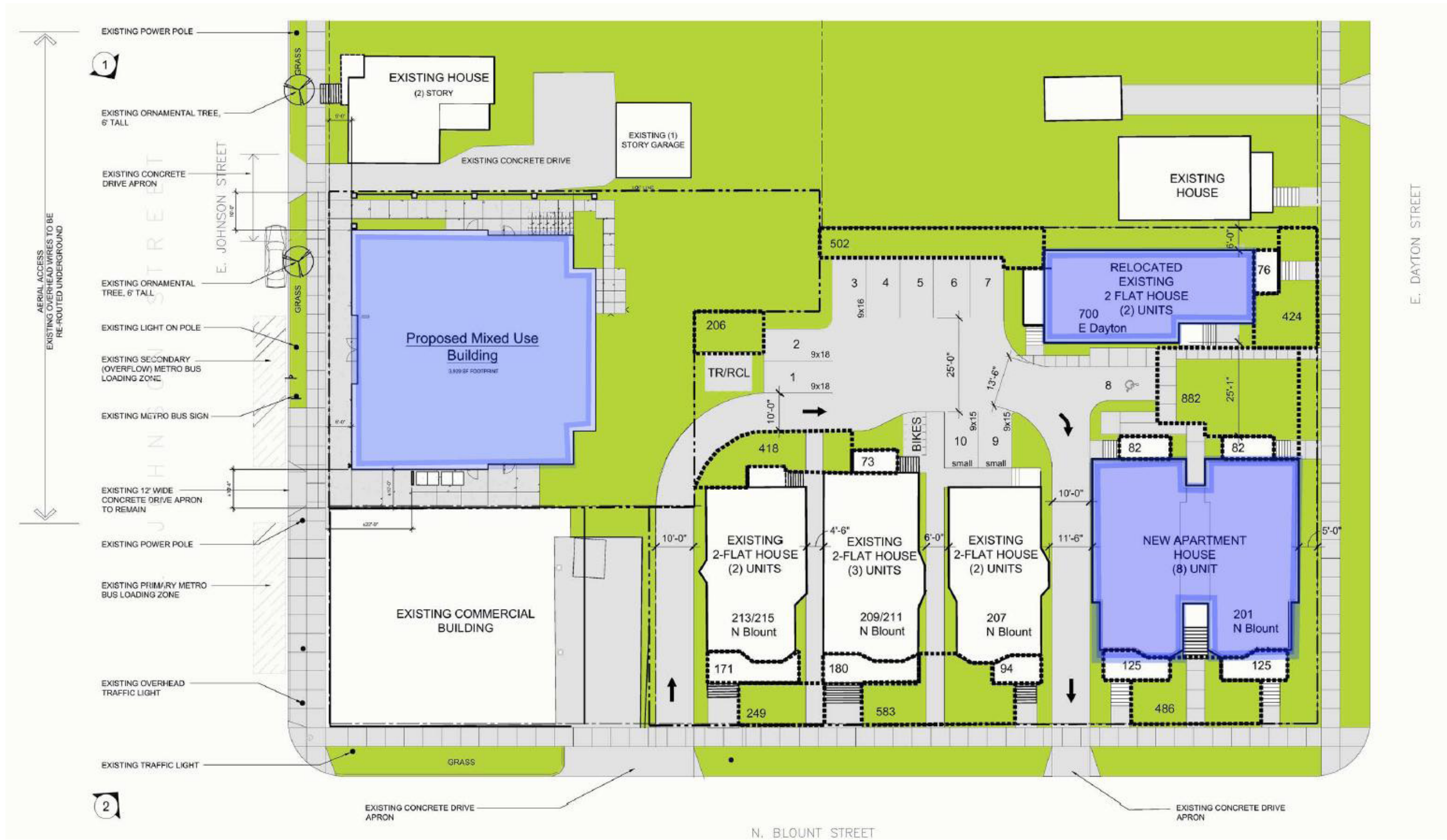




## Proposed Relocated & Demolished Houses

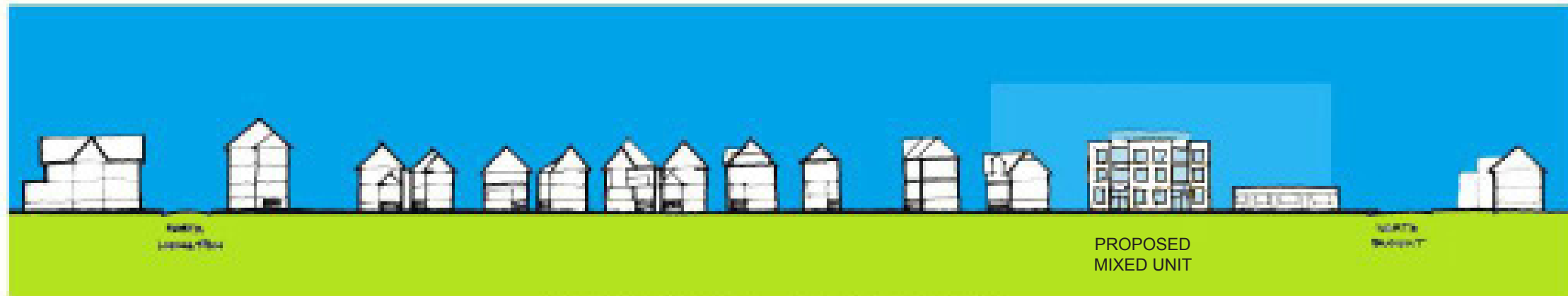




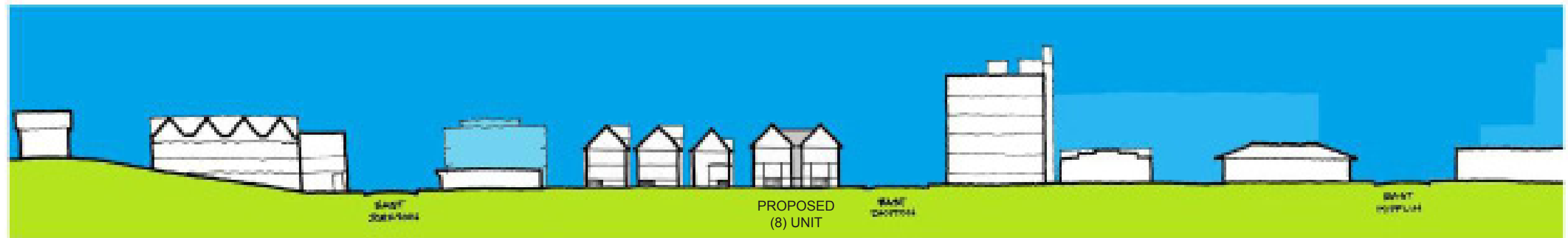


## Proposed Buildings

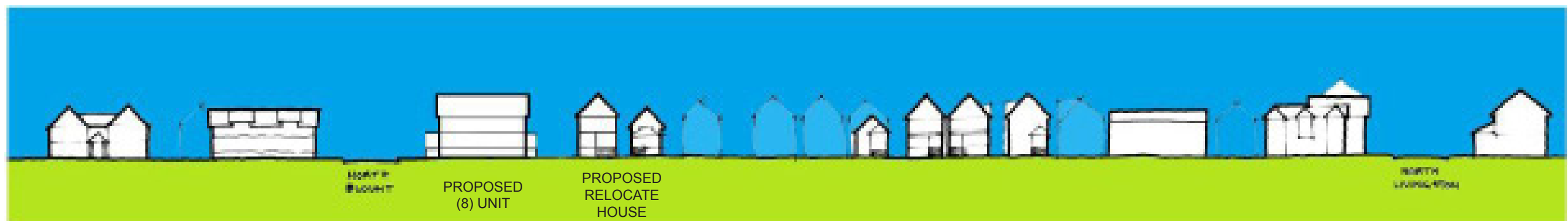




Street Scape - East Johnson



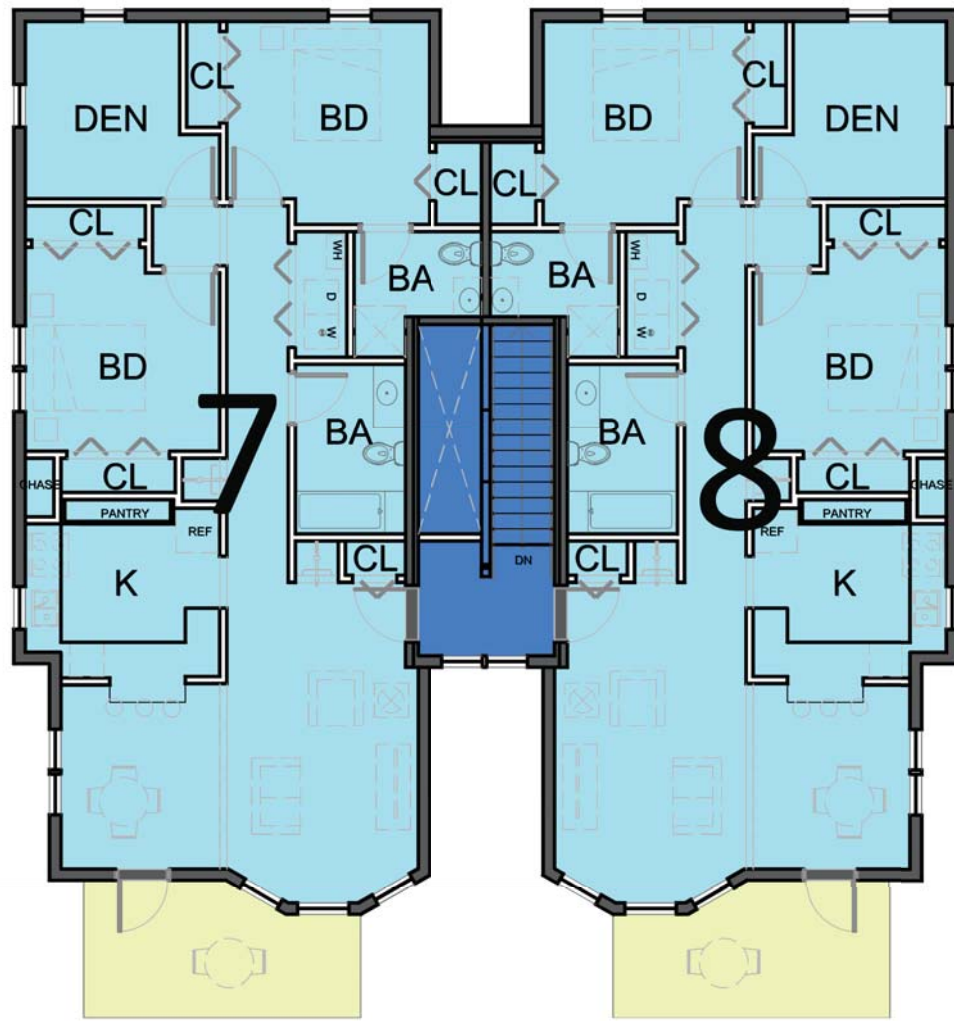
Street Scape - North Blount



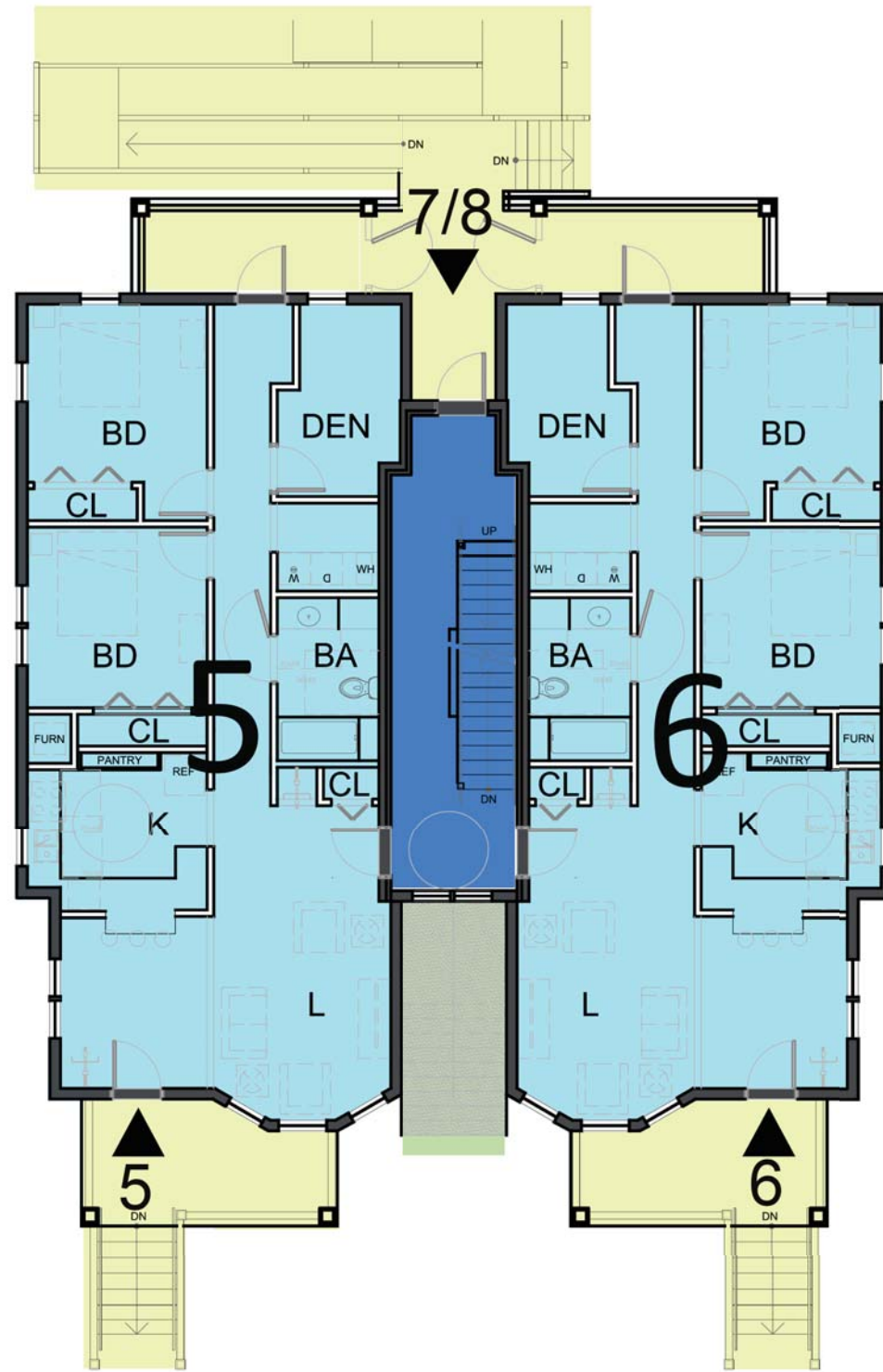
Street Scape - East Dayton



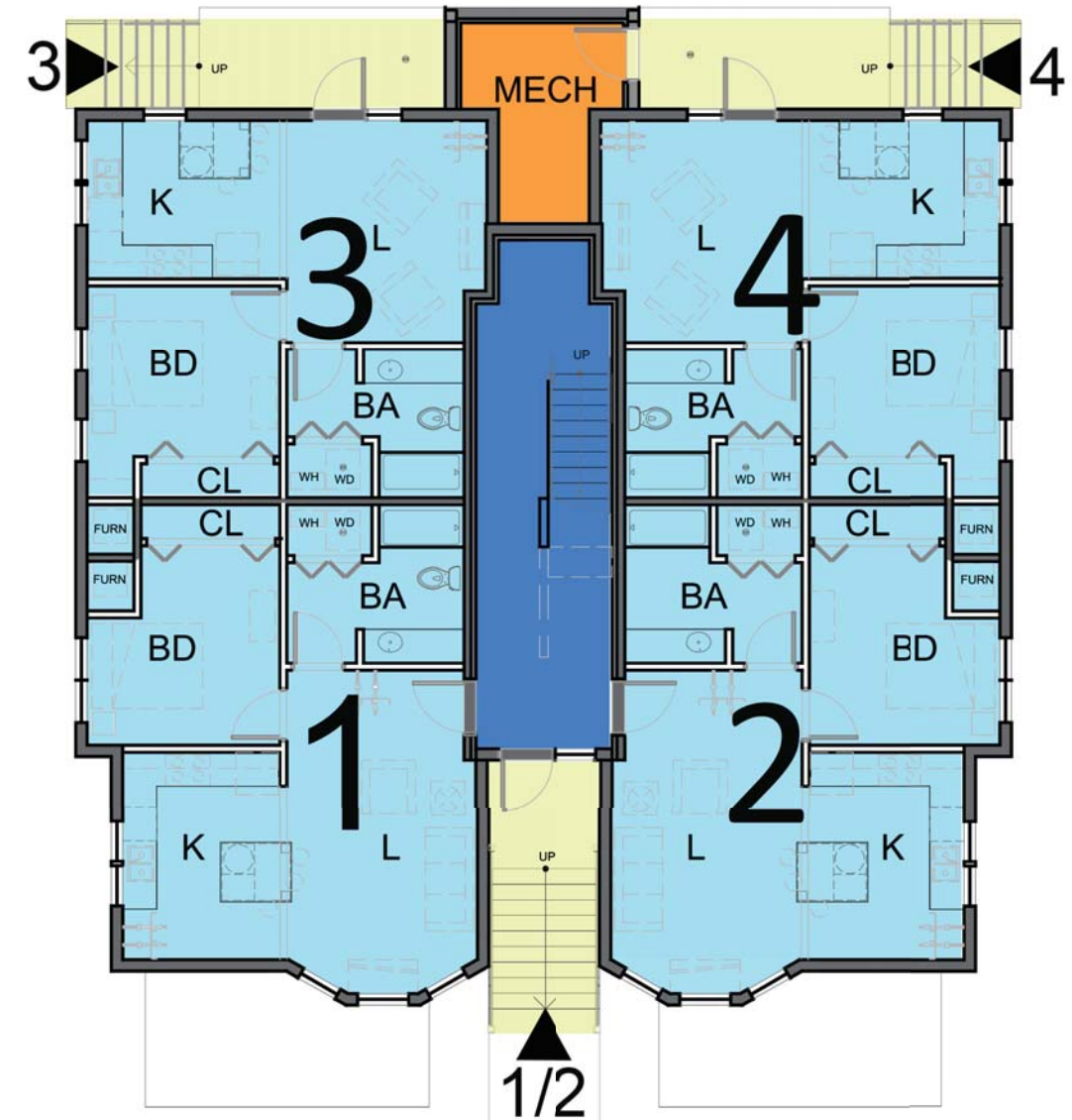




Second Floor



First Floor



Garden Level

Proposed Eight Unit Housing - Floor Plans







Back Side of Existing Houses on North Blount



INSITE CONSULTING ARCHITECTS



RENAISSANCE PROPERTY GROUP LLC





INSITE CONSULTING ARCHITECTS

## Existing Houses on North Blount



RENAISSANCE PROPERTY GROUP LLC





## Existing Houses on North Blount



INSITE CONSULTING ARCHITECTS



RENAISSANCE PROPERTY GROUP LLC





View from Corner of N. Blount & E. Dayton



INSITE CONSULTING ARCHITECTS



RENAISSANCE PROPERTY GROUP LLC





View from Corner of N. Blount & E. Dayton



INSITE CONSULTING ARCHITECTS



RENAISSANCE PROPERTY GROUP LLC





View West on E. Dayton



INSITE CONSULTING ARCHITECTS



RENAISSANCE PROPERTY GROUP LLC





View East on E. Dayton



INSITE CONSULTING ARCHITECTS



RENAISSANCE PROPERTY GROUP LLC





View on N. Blount



INSITE CONSULTING ARCHITECTS



RENAISSANCE PROPERTY GROUP LLC





View from N. Blount



INSITE CONSULTING ARCHITECTS



RENAISSANCE PROPERTY GROUP LLC





View from E. Dayton

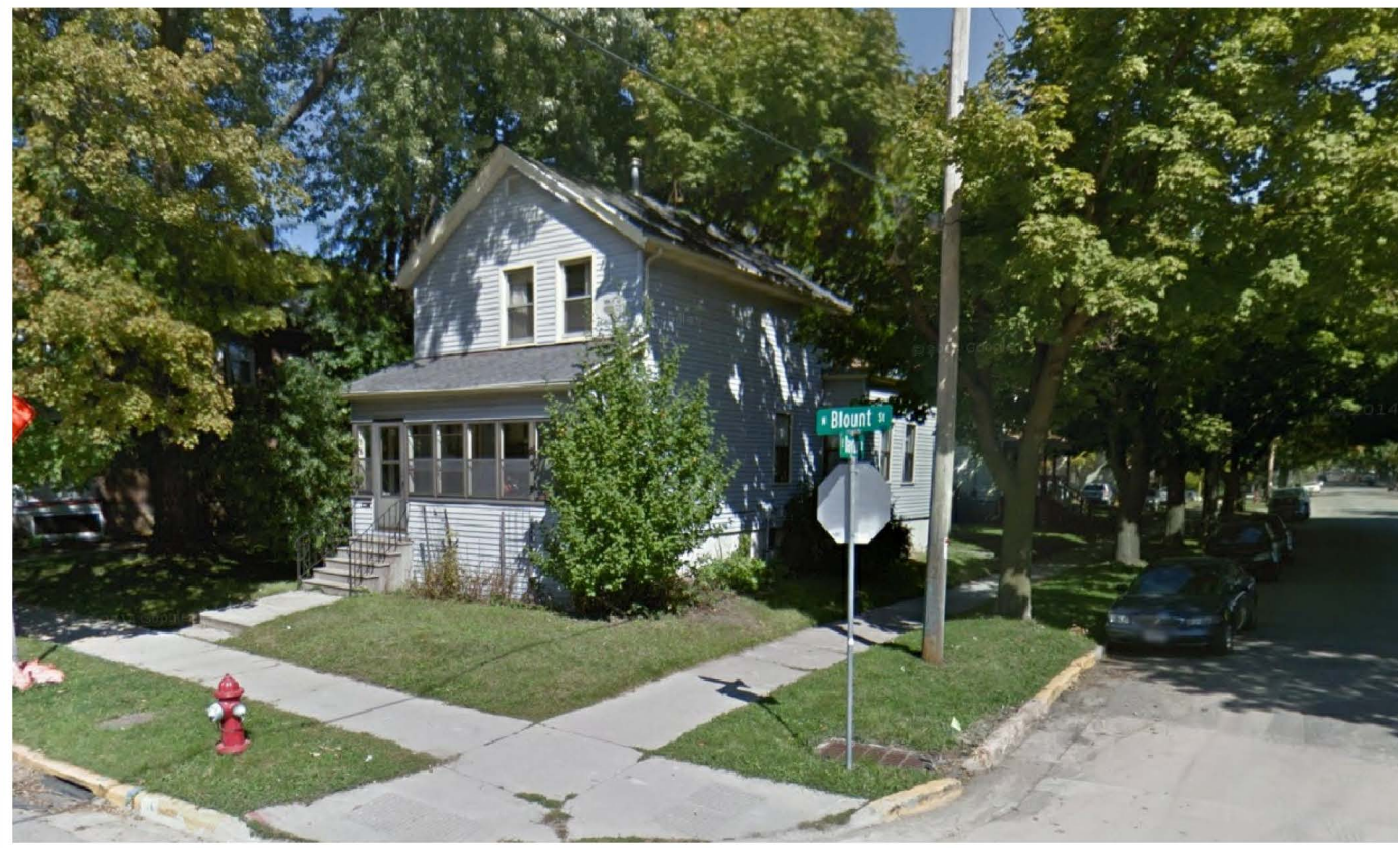


INSITE CONSULTING ARCHITECTS



RENAISSANCE PROPERTY GROUP LLC





# Blount & Dayton

