



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 201-213 N Blount/710-712 Dayton
Application Type: Alteration to a Previously Approved Planned Development – Final Approval
Legistar File ID #: 45920
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Michael Matty, RPG, LLC, Madison, WI

Project Description: The applicant is requesting final approval for an Alteration to a Previously Approved PD. The proposed alteration is requesting to change the exterior siding material for the relocated house (710-712 Dayton) from the original wood siding to vinyl siding. The original approved PD proposed to move one house from Johnson Street to Dayton St., restore three existing houses on Blount St., and construct one new multi-family building on Blount St. The project is still under construction. The relocated house, now at 710-712 E. Dayton Street, is the house where the applicant is requesting to a change from the approved wood siding to vinyl siding. The vinyl siding installation has already been completed. This item has been referred to the UDC by the Planning Director.

Project Schedule:

- The UDC approved the original PD on April 5, 2017
The Plan Commission approved the original PD on April 24, 2017

Approval Standards:

The UDC will be advisory on this PD Alteration request. As with any Planned Development, the Urban Design Commission is required to provide a recommendation with specific findings on the design objectives listed in Zoning Code sections 28.098(1), Statement of Purpose, and (2), Standards for Approval.

Summary of Design Considerations and Recommendations

Planning Division staff requests that the UDC provide feedback on the proposed exterior building material change from existing wood siding to new vinyl wood siding and refer to PD Standards. As with any Planned Development, the Urban Design Commission is required to provide a recommendation with specific findings on the design objectives listed in Zoning Code sections 28.098(1), Statement of Purpose, and (2), Standards for Approval. Notably, exterior building materials relate to the following:

28.098(2)(e) The PD District plan shall coordinate architectural styles and building forms to achieve greater compatibility with surrounding land uses and create an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose of the PD District.

For reference, please see approved PD application excerpts below and on the next page.

Excerpt from Original PD Text:

Improvements to Existing Buildings:

Within three years after the date of Common Council approval of the Planned Development, the property owner shall repair or replace the front porch, windows and siding on the existing structures at 207, 209-211 and 213-215 North Blount Street (except to the extent such features have been repaired or replaced within the past 10 years), and the roof on 207 North Blount Street. Repairs and replacements shall be consistent with the character of the neighborhood.

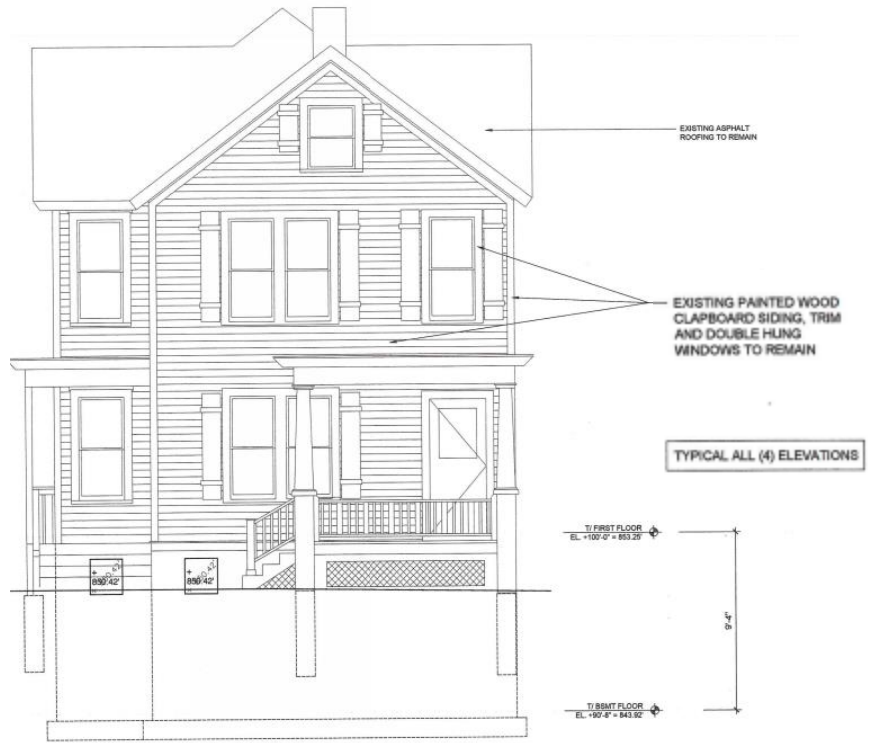
(cont. on next page)

Photo of original 710-712 Dayton House

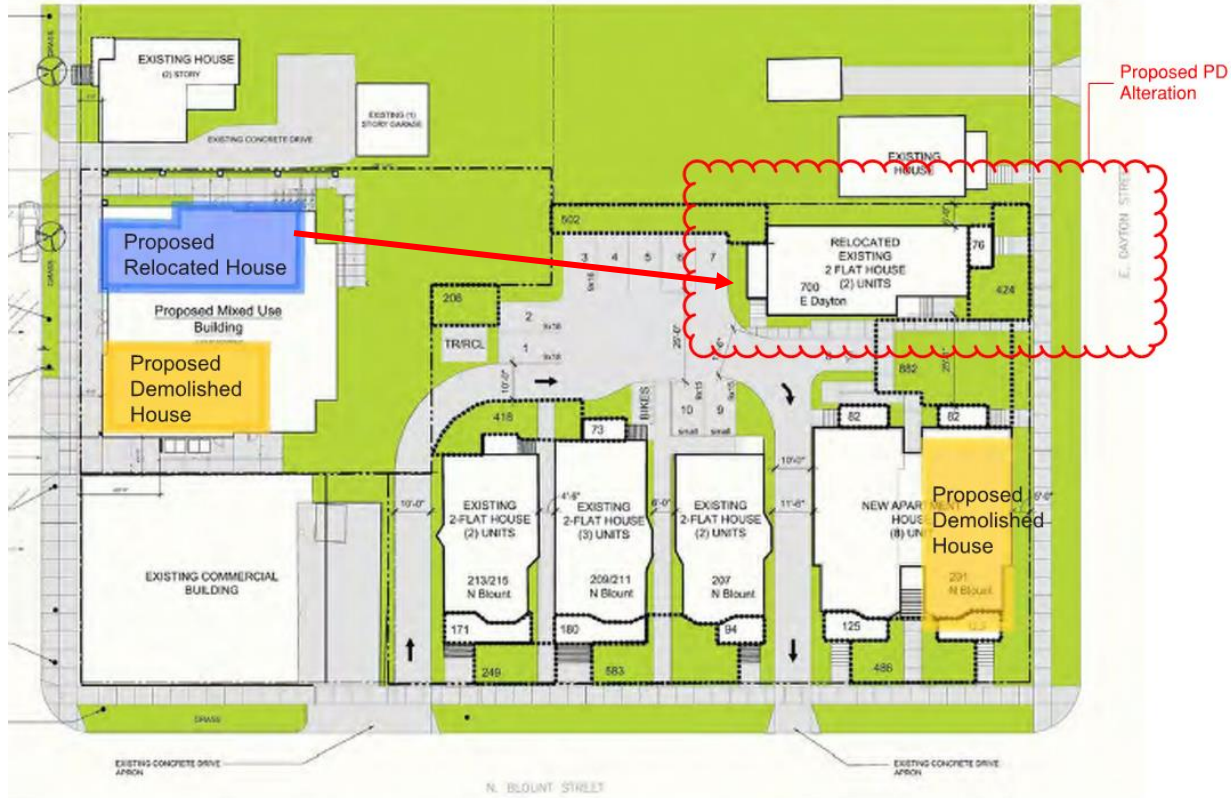


RELOCATED HOUSE, 711-713 E JOHNSON

Elevation Drawing, Dayton Street



1 DAYTON STREET ELEVATION - NEW SITE
A3.00 SCALE: 3/8" = 1'-0"



PD Site Plan showing house relocated to 710-712 Dayton