

Planned Development Zoning Text

203, 207, 209-211 and 213-215 North Blount Street and 710-712 East Dayton Street

Previously approved as part of LNDUSE-2017-00019

Revision Date: October 17, 2025

Project Description:

This project includes a proposed new sixteen-unit residential building with 16 one-bedroom apartments at 203 North Blount Street on the corner of North Blount Street and East Dayton Street. The project also includes a proposed relocation of a house from 711-713 East Johnson Street to a vacant area at 710-712 East Dayton Street. To make room for the new sixteen-unit residential building at 203 North Blount Street, an existing single-family, two-bedroom house will be demolished and appropriately salvaged and recycled. The three existing two-flat houses at 207, 209-211 and 213-215 North Blount Street will remain and will be maintained as provided herein. The site is approximately one-half acre.

Statement of Purpose:

This zoning district is established to allow for the construction of an sixteen-unit residential building located on the corner of North Blount Street and East Dayton Street, the relocation of a house from East Johnson Street to East Dayton Street, and the improvement of a shared rear-yard parking area. Any new structure in the zoning district shall comply with building and lot standards provided herein.

Lot Area:

The lot area for the lands contained within this Planned Development shall not be less than 20,000 square feet.

Lot Width:

The lot width shall not be less than 120 feet on East Dayton Street and not less than 150 feet on North Blount Street.

Minimum Front Yard Setback:

The minimum front yard setback shall be 15 feet (as shown on the approved plans).

Maximum Front Yard Setback:

The maximum front yard setback shall be 30 ft. or up to 20% greater than block average (as shown on the approved plans).

Side Yard Setback:

The side yard setback shall be at least 6 feet (as shown on the approved plans).

Reverse Side Yard Setback:

The reverse side yard setback shall be at least 5 feet (as shown on the approved plans).

Rear Yard Setback:

The rear yard setback shall be at least 20 feet (as shown on the approved plans).

Maximum Height:

The maximum height shall be 3 stories / 40 feet (as shown on the approved plans.) Heights exceeding the maximum may be allowed with conditional use approval.

Maximum Lot Coverage:

The maximum lot coverage shall be 75% (as shown on the approved plans).

Car Parking Minimum:

The property shall have no less than 8 automobile parking stalls on site. The surface parking shall be shown on approved plans. The property shall work with City of Madison Parking Utility to retain and continue to provide residential parking permits for all units in the PD.

Permitted Uses (as defined in MGO Chapter 28):

Residential Family Living: Multi-family dwelling (4 dwelling units), Multi-family dwelling (5-8 dwelling units), Single-family attached dwelling (3-8 dwelling units), three-family dwelling – three-unit, multi-family dwelling (>8 dwelling units), residential building complex, single-family attached dwelling (>8 dwelling units), single-family detached dwellings, two-family dwelling-twin, two family-dwelling-two unit

Residential-Group Living: Adult family home, cohousing community, community living arrangement (up to 8 residents), community living arrangement (up to 8 residents), community living arrangement (9-15 residents), housing cooperative

Retail, Service, Recreation and Other Uses: Bicycle-sharing facility, tourist rooming house

Agriculture: Community garden

Accessory Uses and Structures: Accessory building or structure, caretaker's dwelling, composting, day care home, dependency living arrangement, home occupation, keeping of chickens, keeping of honeybees, lease of off-street parking facility accessory to residential use to non-tenants, solar energy systems, temporary outdoor events, yard sales

Conditional Uses (as defined in MGO Chapter 28):

Residential-Group Living: Assisted living-facility, congregate care facility, skilled nursing facility, community living arrangement (>15 residents), dormitory, hostel, lodging house, fraternity or sorority, mission house

Civic and Institutional: Day care center, library/museum

Retail, Service, Recreation, and Other Uses: Bed and breakfast establishments, building or structure with floor area exceeding 10,000 sq. ft. in floor area, farmers markets, outdoor recreation, recreational, community, and neighborhood centers

Agriculture: Market garden

Accessory Uses and Structures: Management office, limited retail, recreational facilities within multi-family building, outdoor cooking operation, wind energy systems

Family Definition:

The definition of “family” in this PD-SIP shall coincide with the definition given in Section 28.211 of the Madison General Ordinances for the TR-V2 (Traditional Residential – Varied 2) zoning district.

Accessory Off-Street Parking & Loading:

Off-street parking & loading facilities shall be as shown on the approved plans. Surface parking shall be as shown on the approved plans.

Signage:

Signage shall be allowed as per Chapter 31 of the Madison General Ordinances.

Lighting:

Lighting shall be provided as shown on the approved plans.

Landscaping:

Landscaping shall be provided as shown on the approved plans.

Maintenance of Existing Buildings:

There are three existing buildings (207, 209-211 and 213-215 North Blount Street) that will be located within the Planned Development. The building located at 207 N. Blount is comprised of two units, 209-211 N Blount Street, two units, and 213-215 N Blount Street two units. If the exterior front porches, windows, dormers or materials, included but not limited to, wood and masonry elements are replaced in the future on any of the existing buildings, the replacements shall be consistent and compatible with the existing historic architecture and character, including detailing, materials, assize and scale, so long as such consistency/compatibility requirements are not inconsistent with the then-current State of Wisconsin building code requirements. Nothing in this provision shall require the owner of the property to undertake any of the foregoing alterations, and this section shall only apply if the owner elects to do so in the future.

Relationship to Other applicable Regulations:

The Planned Development shall comply with all standards, procedures, and regulations of MGO Chapter 28 that are applicable to the individual uses within the development, including the General Regulations of Subchapter 28I and the Supplemental Regulations of Subchapter 28J. Where the applicant proposes a development that does not comply with one or more of the regulations in those subchapters, it shall specifically request that the Plan Commission consider the application of those regulations in making its recommendations on the development, including specific language in the zoning text or depiction on the plans.

Alterations & Revisions:

No alteration or revision to the Planned Development shall be permitted unless approved by the City of Madison Plan Commission. However, the Zoning Administrator may issue permits for minor alterations and/or additions which are approved by both the Director of Planning & Development and the Alderperson of the District. These minor alterations and/or additions shall be compatible with the concept approved by the City of Madison Common Council.