

October 20, 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 Initial and Final 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.

Porches:

The proposed building has porches on the Blount Street side only. Original porch features will be replicated on the new building, constructed in a manner that is consistent and compatible with the historic vernacular architecture of the neighborhood.

Window Trim:

Window trim will be provided that will be in-line with the historic vernacular of the neighborhood.

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Building Mass and Scale:

The proposed building at the corner of Blount and Dayton is taller than originally proposed, however it will still be in-line with the zoning text and surrounding areas by being within the 40' height restriction to the deckline of the mansard roof.

In addition, there is a 6-story apartment building just to the east on the opposite corner of Blount and Dayton. We believe our building will help transition from the larger apartment building to the more residential scaled buildings to the west.

Building Design and Composition:

With UDC's informational feedback in mind for our building façade, we have tweaked a few items. We have revised the east elevation to provide more interest and articulation. We've continued some of this articulation around the building as well. The porches have received a projected gabled roof to provide some protection in inclement weather.

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

Project Team:

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