

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 initial and final approval 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 now one story taller after the addition of an extra floor. The updated design creates a smoother height transition between the 6-story condominium at 123 N. Blount and the adjacent 207 N. Blount. The building's maximum height will be 45' maximum to top of highest roof point.

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.

We kept the trim a light cream to preserve a welcoming, residential feel and to keep the green façade visually open and bright. The neighboring houses use light trim colors, and shifting to a dark trim would create a harder edge that doesn't reflect the tone of the immediate block. Instead, we introduced the darker brown on our porch structures, where that weight feels appropriate and helps anchor the entry elements. This approach respects the surrounding homes while keeping the building's expression warm and contextual.

Existing 710 & 712 E. Dayton Street Residential Building:

The previously approved PD included relocating a two-flat residential building from its original site on Johnson Street to its current address at 710 & 712 E. Dayton Street. One of the conditions of approval required replacing the existing vinyl siding and trim with more durable finishes.

This work will be completed during the construction of the new building at 203 N Blount. We intend to replace the existing siding in kind with engineered wood lap siding and trim to preserve the building's established appearance and character. All detailing will match the existing design elements, and any repairs will be carried out in a manner consistent with the historic vernacular of the surrounding neighborhood.

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

Sincerely,
Carl Miller, AIA
Principal / Project Architect

Project Team:

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