



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
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March 22, 2011

Kristofer and Helen Nonn
517 S. Baldwin Street
Madison, WI 53703

RE: Approval of the partial demolition of and new additions to a single-family home in the R4A (Limited General Residence) District.

Dear Mr. and Mrs. Nonn:

The Plan Commission, meeting in regular session on March 21, 2011 determined that the ordinance standards could be met and **approved** your request for a demolition permit at 517 South Baldwin Street. In order to receive final approval for the demolition permit, the following conditions must be met:

Please contact my office at 266-5974 with questions about the following item:

1. Final plans submitted for review and approval by staff will address all conditions of approval recommended by the Landmarks Commission on December 13, 2010.

Please contact Pat Anderson, Zoning at 266-5978 with questions about the following seven (7) items:

2. Provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued.
3. MGO Section 28.12(12)(e) requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.
4. Final plans submitted for staff review and approval shall be consistent with the front and rear yard variances granted by the Zoning Board of Appeals on January 27, 2011.

Please contact Dennis Cawley, Water Utility, at 261-9243 with questions about the following item:

5. The Madison Water Utility shall be notified to remove the water meter prior to demolition. This property is not in a Wellhead Protection District. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Please contact Bill Sullivan, Fire Department at 261-9658 with questions about the following item:

6. Note: A residential fire sprinkler system may be installed in accordance with NFPA 13D and Comm 82.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>.

Please now follow the procedures listed below for obtaining your demolition permit:

1. Please revise your plans per the above conditions and submit **six (6) copies** of a complete plan set to the Zoning Administrator for final staff review and comment.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting the demolition permit.
3. This approval shall become null and void one year after the date of the Plan Commission approval unless the demolition is commenced, or a valid demolition permit is issued and demolition is commenced within six months of the issuance of said building permit.

If you have any questions regarding obtaining your demolition permit, please contact the Zoning Administrator at 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 266-5974.

Sincerely,

Heather Stouder, AICP
Planner

I hereby acknowledge that I understand and will comply with the above conditions of approval for this conditional use permit.

Signature of Applicant

cc: Pat Anderson, Assistant Zoning Administrator
George Dreckmann, Recycling Coordinator
Bill Sullivan, Fire Department
Amy Scanlon, Historic Preservation Planner

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (H. Stouder)	<input checked="" type="checkbox"/>	Recycling Coordinator (R & R)
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Fire Department
<input type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Metro Transit:
<input type="checkbox"/>	Engineering Mapping	<input checked="" type="checkbox"/>	Historic Preservation Planner