



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

Madison Municipal Building, Suite 017

215 Martin Luther King, Jr. Blvd

P.O. Box 2985

Madison, Wisconsin 53701-2985

Phone: (608) 266-4635

www.cityofmadison.com

****BY E-MAIL ONLY****

November 22, 2022

Nick Orthmann
Bear Development, LLC
4011 80th Street
Kenosha, WI 53142

RE: Approval of a demolition permit to demolish a two-story office building at 402 West Wilson Street.
(ID [74498](#), LNDUSE-2022-00050)

Dear Nick Orthmann:

On November 21, 2022, the Plan Commission found the standards met and **approved** your demolition permit for 402 West Wilson Street. On July 25, 2022, the Plan Commission found the standards met and **approved** a demolition permit for 402 West Wilson Street. Prior to issuance of permits for the project, the conditions of approval associated with the July 25, 2022 approval shall be satisfied. The conditions of approval in the following section shall also be satisfied.

Please contact Lisa McNabola of the Planning Division at (608) 243-0554 if you have any questions regarding the following one (1) item, added by the Plan Commission at their November 21, 2022 meeting:

1. That the existing limestone be salvaged as noted in the submitted demolition plan and Limestone Reuse Plan.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

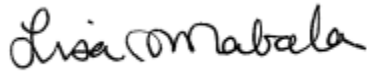
Please be aware of the following:

1. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission. Where the plans have not been altered since issuance of the demolition or removal permit and the permit has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to 24 months from the expiration date.

2. Any alteration in plans shall require Plan Commission approval, except for minor alterations. The Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the City Plan Commission and the conditional use approval standards.

If you have any questions regarding obtaining your building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if I may be of any further assistance, please contact my office at 243-0554 or lmcnabola@cityofmadison.com.

Sincerely,



Lisa McNabola
Planner

cc: Jenny Kirchgatter, Asst. Zoning Administrator

LNDUSE-2022-00050			
For Official Use Only, Re: Final Plan Routing			
☒	Planning Div.	☒	Engineering Mapping Sec.
☒	Zoning Administrator	☒	Parks Division
☒	City Engineering	☒	Urban Design Commission
☒	Traffic Engineering	☐	Recycling Coord. (R&R)
☒	Fire Department	☒	Water Utility
☐	Metro Transit	☒	Other: Forestry Division