



Location
517 South Baldwin Street

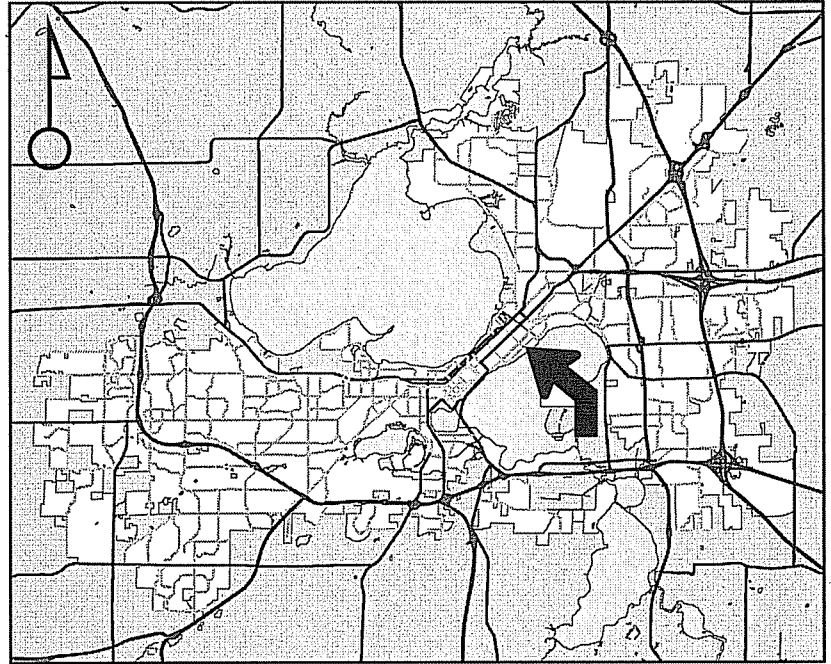
Project Name
Nonn Residence

Applicant
Kristofer and Helen Nonn

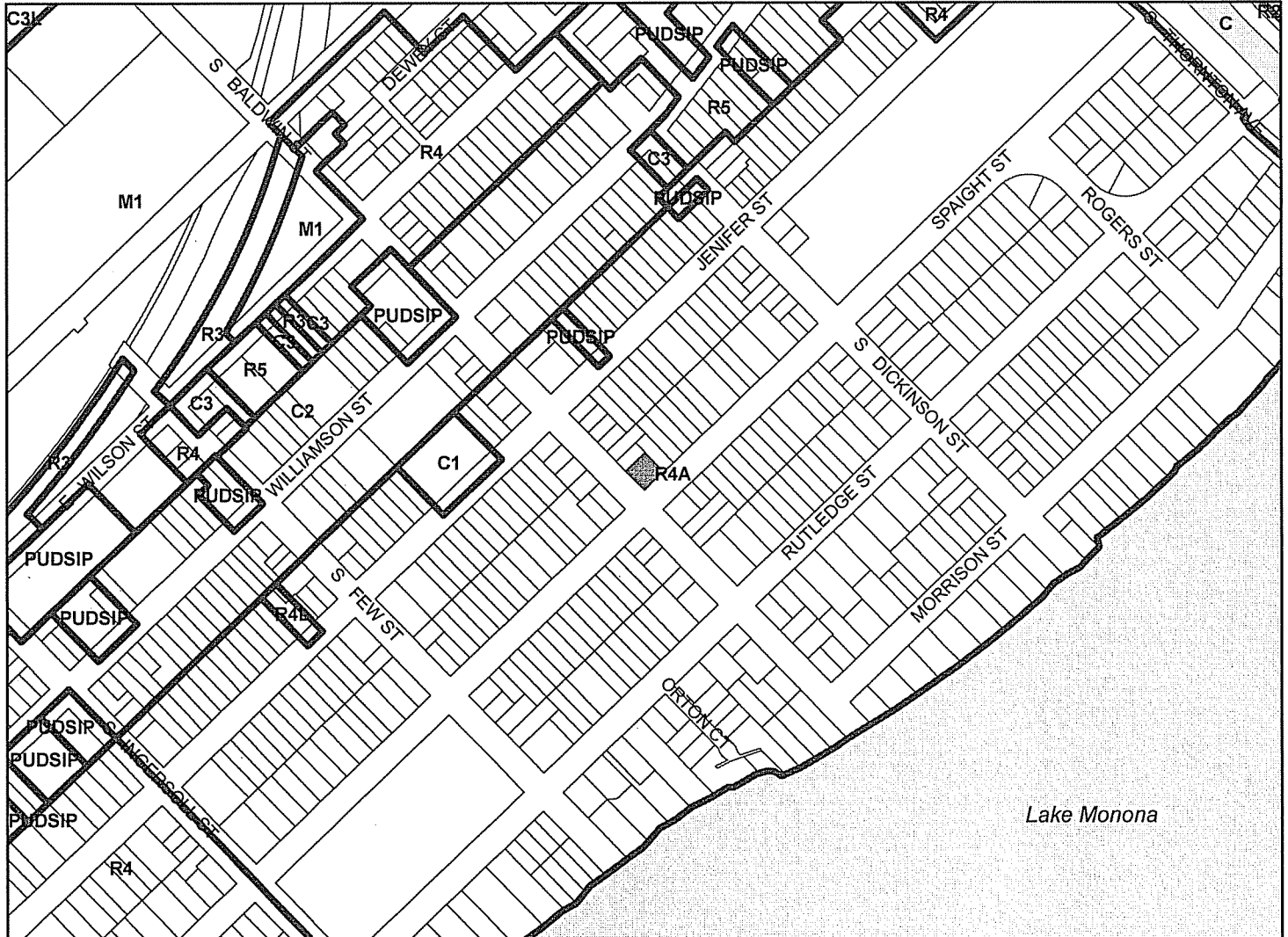
Existing Use
Single-family house

Proposed Use
Demolish a portion of single-family residence to construct addition

Public Hearing Date
Plan Commission
21 March 2011



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 07 March 2011





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>\$550.00</u> Receipt No. <u>117798</u>
Date Received	<u>2/9/11</u>
Received By	<u>JLK</u>
Parcel No.	<u>0710-072-2322-6</u>
Aldermanic District	<u>6 - Marsha Rummel</u>
GQ	<u>Thir & Lakettis Dist</u>
Zoning District	<u>RYA #1st TL</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <u>NA</u>
Alder Notification	Waiver <input checked="" type="checkbox"/>
Ngbrhd. Assn Not.	Waiver <input checked="" type="checkbox"/>
Date Sign Issued	<u>2/9/11</u>

1. **Project Address:** 517 S. Baldwin Street **Project Area in Acres:** .1 acres

Project Title (if any): Nonn Residence

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Kristofer and Helen Nonn Company: _____

Street Address: 517 S. Baldwin Street City/State: Madison WI Zip: 53703

Telephone: (608) 630-1915 Fax: () Email: kristofernonn@hotmail.com

Project Contact Person: Kristofer Nonn Company: _____

Street Address: (same as above) City/State: _____ Zip: _____

Telephone: () Fax: () Email: _____

Property Owner (if not applicant): _____

Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____

Demolish 1 story portion of house; replace foundation; construct 2 story wing

Development Schedule: Commencement April 2011 Completion April 2012

5. Required Submittals:

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 550 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:


- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of Comprehensive Plan Plan, which recommends: Low Density Residential for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Alder Marsha Rummel, Marquette Neighborhood Association - notified 11/22/2010 (see letters, attached)
 - NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
 - Planning Staff: Heather Stouder Date: 9/15/10 Zoning Staff: Matt Tucker Date: 12/30/10
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name Kristofer Nonn Date 2/9/11

Signature  Relation to Property Owner self

Authorizing Signature of Property Owner _____ Date _____

517 S. Baldwin Street
Madison WI 53703

2/7/2011

City of Madison Plan Commission
Letter of Intent

The purpose of this application is to request from the City of Madison Plan Commission a demolition permit in conjunction with a major remodeling project for this single-family residence in the Third Lake Ridge historic district.

The design has been executed by the applicant, Kristofer Nonn, who is an architect at KEE Architecture Inc. in downtown Madison. The construction will be administered and overseen by Nonn, with multiple subcontractors executing the more specialized areas of work.

The lot is 4,356 square feet (66 feet square), and the existing house's footprint is 800 square feet, including 160 square feet of enclosed porch. The building's overall square footage is 760 square feet. The portion to be demolished is 300 square feet. The proposed house's footprint will be 950 square feet, and an overall area of 1500 square feet. There is also a 490 square foot garage on the property which will remain.

The original house, the 1-1/2 story portion located closer to Spaight Street, was most probably built in the late 1860s or early 1870s. This structure will be retained and relocated as a condition of the Landmarks Certificate of Appropriateness granted on December 13, 2010 (see letter, attached). The 1 story portion of the house is the portion proposed to be demolished. It is most certainly a later addition, as is evident in the differing (inferior) construction techniques and detailing.

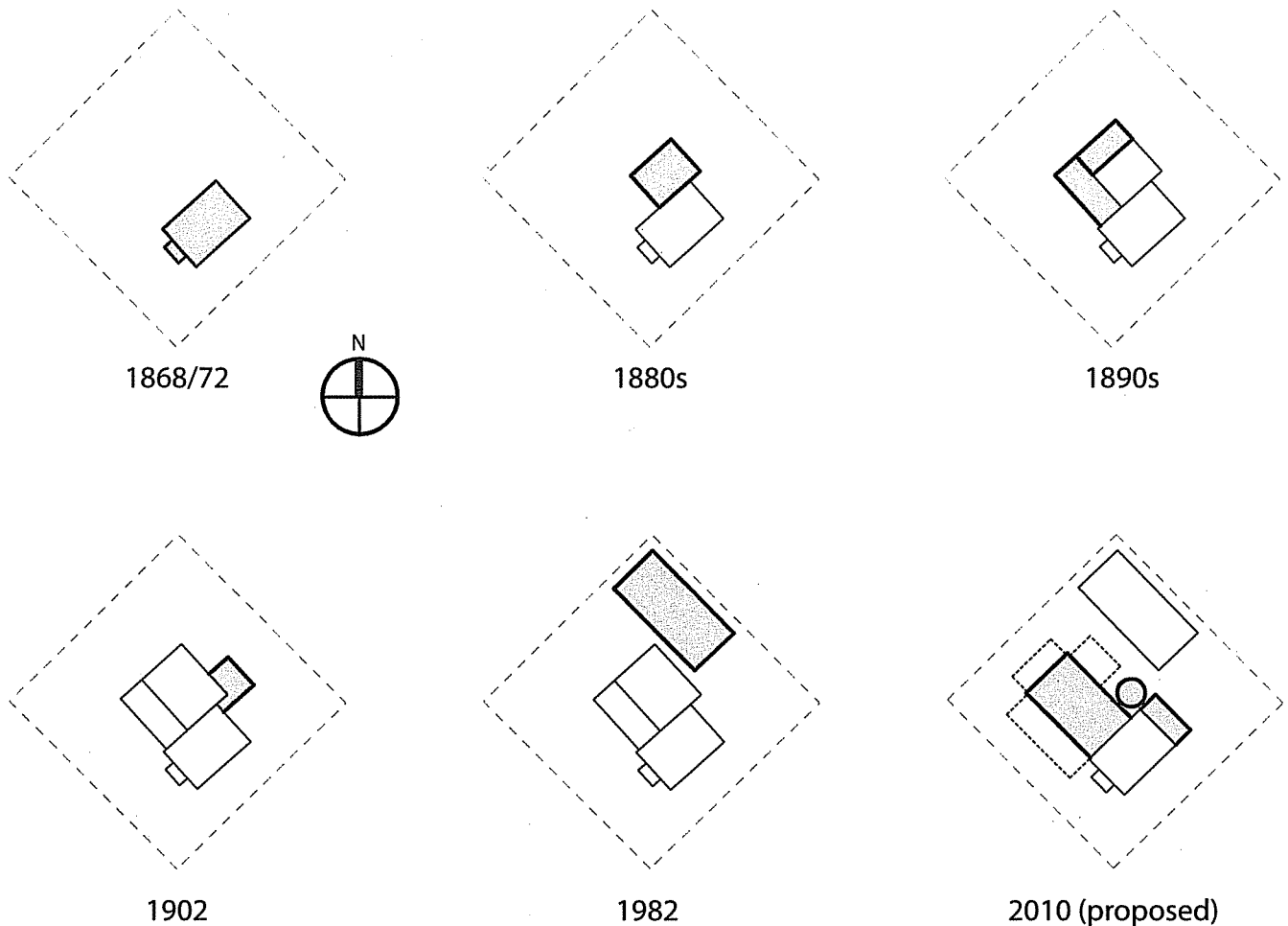
The existing house is in dire need of major repair, and has serious structural issues. Specifically, these relate to the foundation and framing, which urgently need to be addressed (see photos, attached). The dirt floor basement has been excavated below the bottom of the foundation in places, and has suffered water erosion and general degradation. The floor members are undersized and have deflected excessively, requiring temporary shoring in many locations. We are proposing to replace the existing laid stone foundation with a standard cast-in-place foundation, and to address the other structural issues.

As part of the remodeling project, we will construct a similar wing to the one being demolished. The new wing will be 2 stories in height, and will be located closer to Baldwin Street. This configuration was reviewed and approved by the City of Madison Zoning Board of Appeals on January 27, 2011 (see attached).

Our main intention with this project, facilitated in part by this application for demolition, is to rejuvenate this property and this house. This, we feel, will create a building which will endure and contribute to the neighborhood and the city for many more years to come.

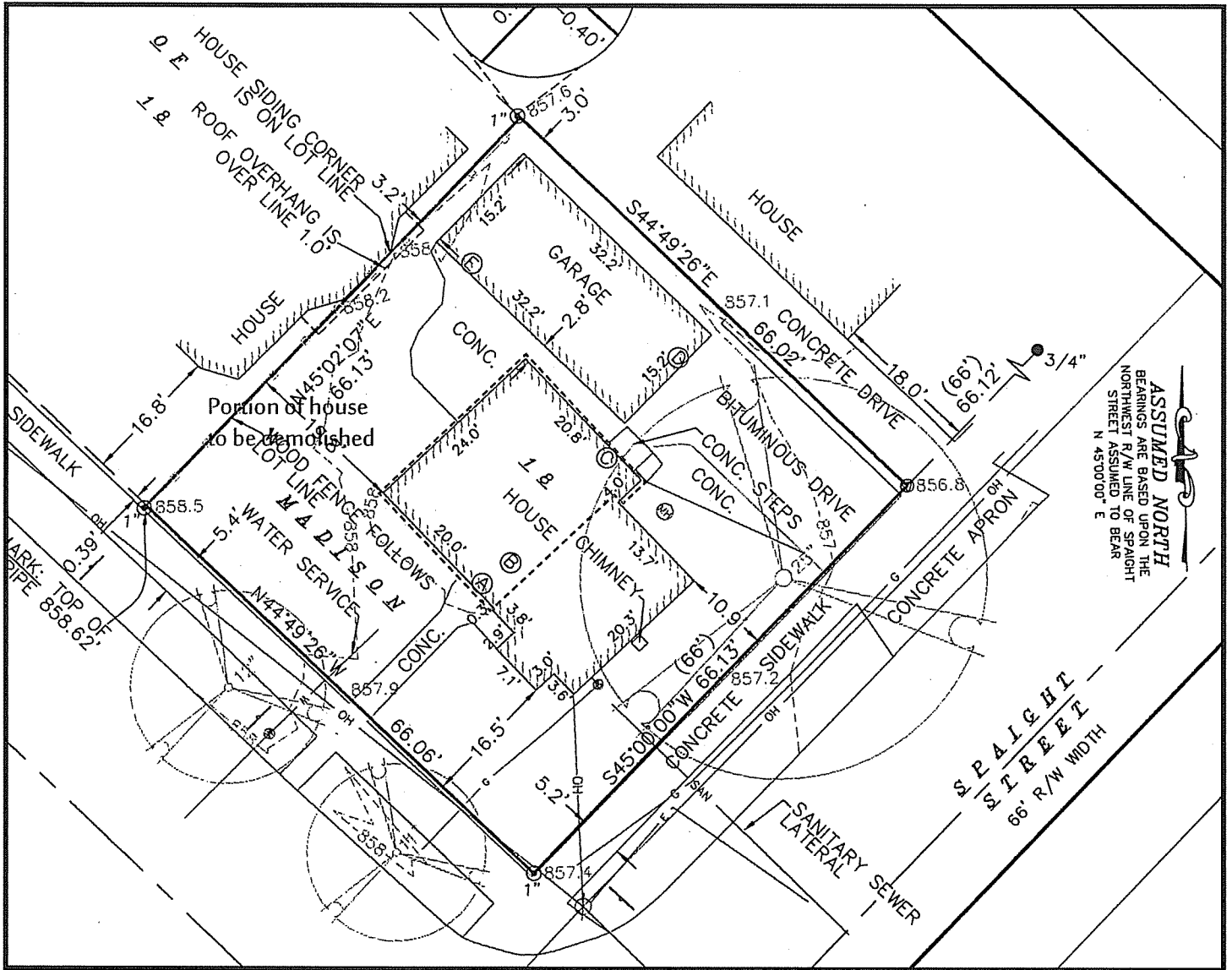
Helen + Kris Nonn

Building Progression, Growth, and Modification Through Time



Mathias Wagner owned the property from 1868 to 1893. He was a laborer, and his brother George, who lived there with him, was a cigarmaker. In 1892 Matthias Wagner died and the house was inherited by his son, John C. Wagner. In 1893, Samuel Girstenbrei, a laborer, bought the house from John Wagner, but it wasn't long after the purchase that he began to rent the house. In 1902 Christian Mennes and his wife, Sever Respedall and Ole Olson all lived together in the house. All three men worked at Fuller and Johnson. In 1904 it was vacant, and in 1907 it was occupied by Ulysses Bartholomew, a machinist for Gisholt, and his wife Catherine. In the 1910s Louis Schwenn and family lived there, including his daughter Lorraine (pictured above). When he died in 1933, Samuel Girstenbrei left the house to his 4 children, Earl, Roy, Mina, and Louise. Earl bought out his other siblings, and lived in the house until his death. He left the house to his nephew Samuel Gundlach and niece Margaret Bearden. In 1957 they sold the house to Ms. H. Gale, a widow, who in turn sold it to lawyer Wes Zulty. Later that year Zulty entered a land trust with Robert & Ruth Paulson. In 1963 the Paulsons broke the contract, and Zulty entered a land trust with William and Betty Simonson. In 1972 the property returned to Zulty, who then entered a land trust with Mark Miller and Elaine Bailey. In 1975 the Millers (now married) bought the house outright, and in turn sold the property to Robert Scheinoha and Claudette Richards. In 1978 Richards bought out Scheinoha. In 1988 Richards sold the house to Wayne and Shirley Randl, who used the house as a rental property. In 2009 Helen and Kris Nonn bought the house from Shirley Randl.

Existing Site Survey

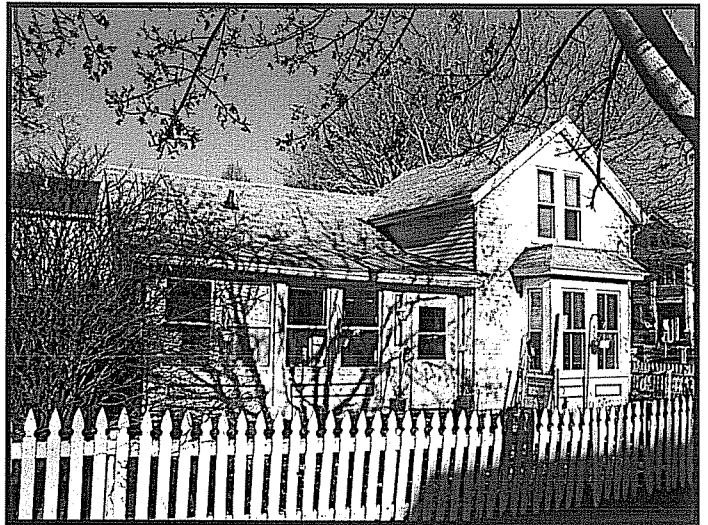
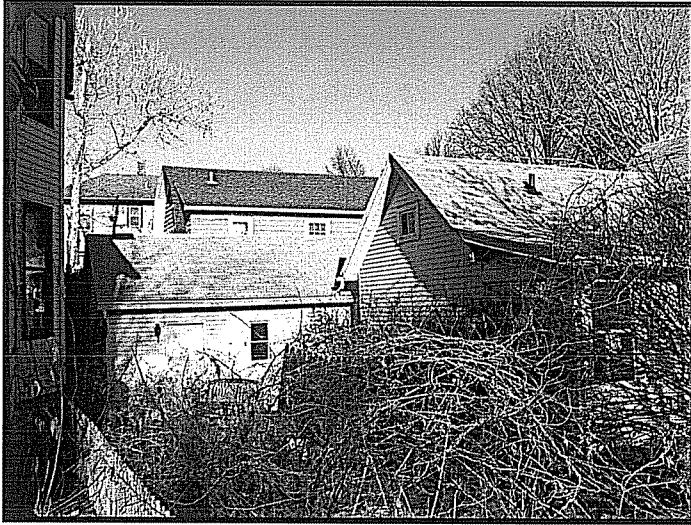


Existing Site Survey

1" = 20'-0"

Survey performed by Burse Engineering on 10.27.2009

Existing House



Existing Issues - Exterior:

Original siding is no longer extant - replaced with aluminum 20+ years ago.

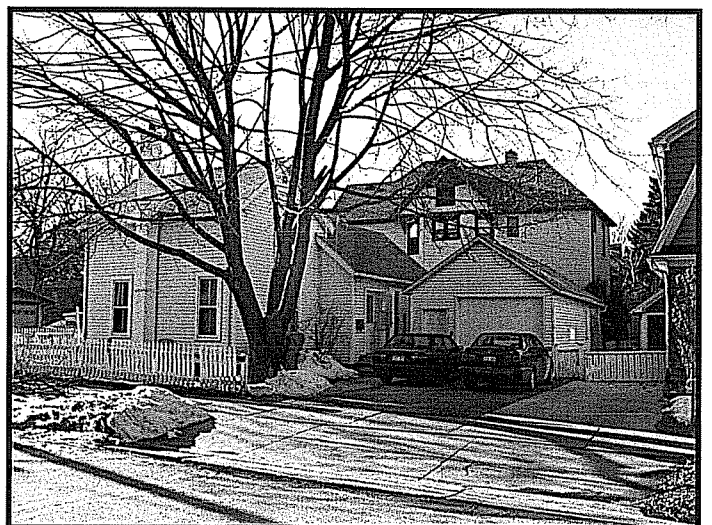
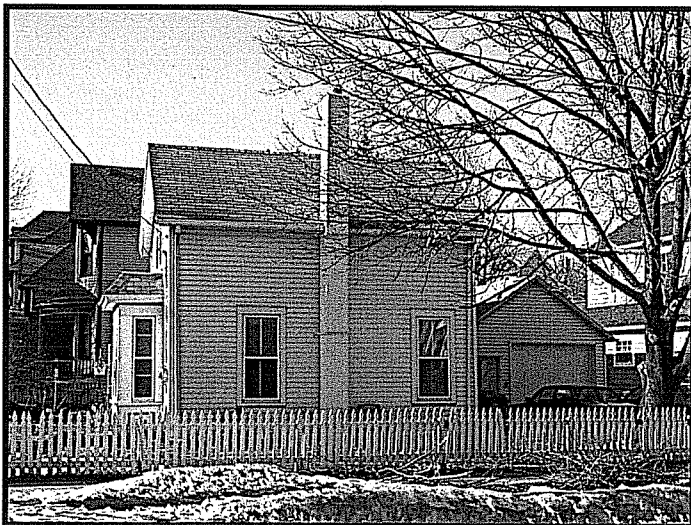
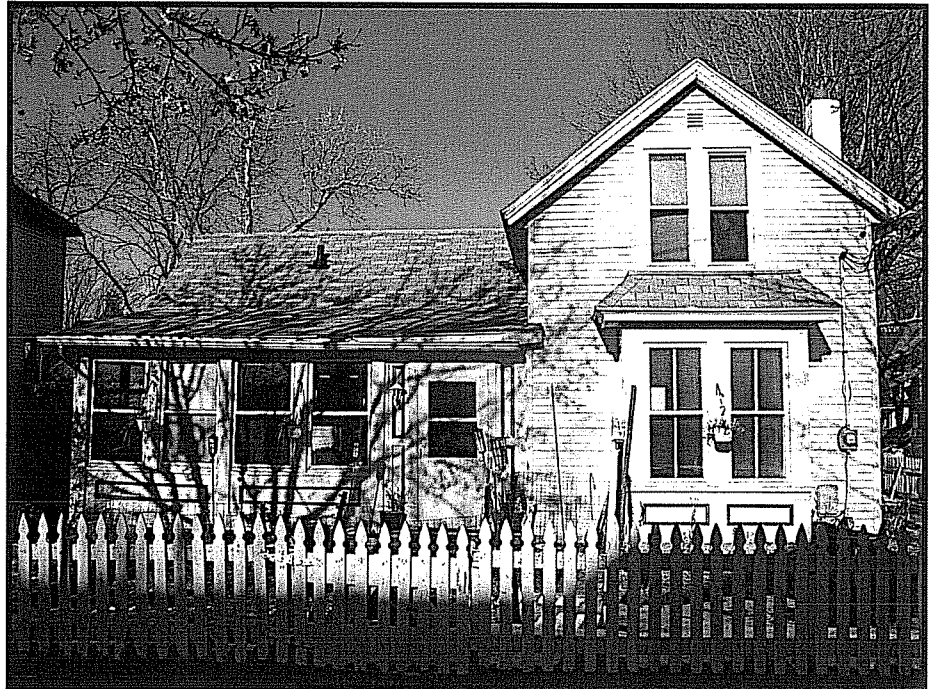
Original porch has been enclosed, and is failing/undersized

Original front door has been filled in.

Areas of rot on roof.

Original chimney has been removed and replaced by current chimney.

Garage has significant rot in 3 walls.



Existing House

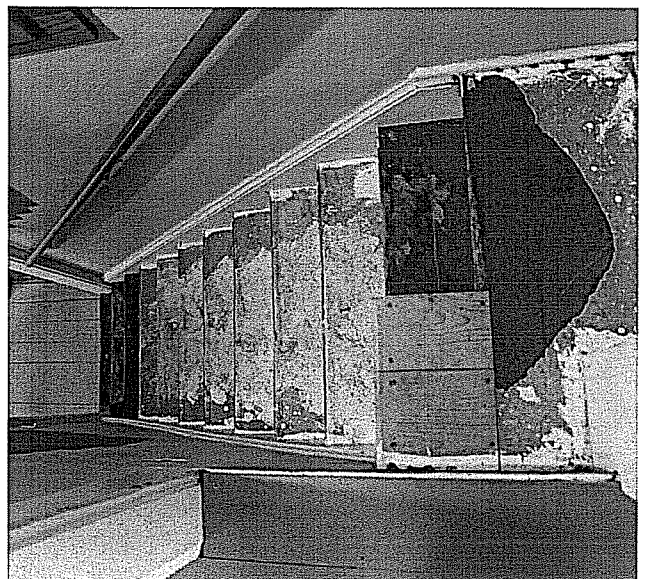
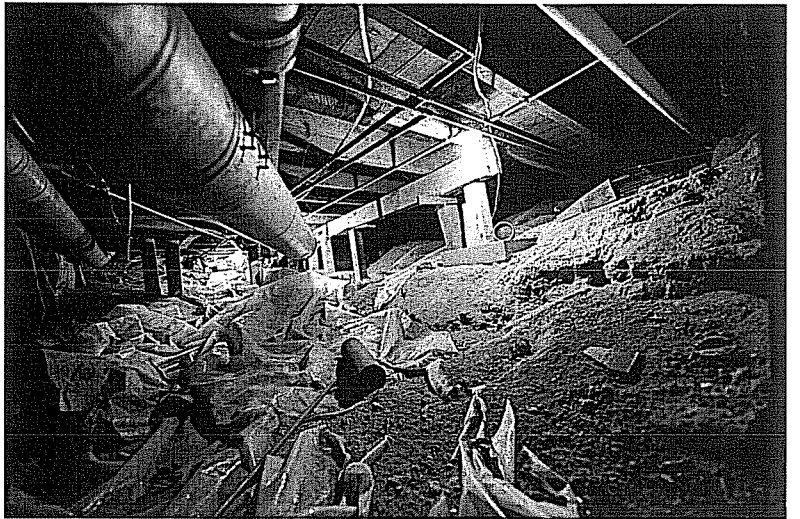


Existing Issues - Interior:

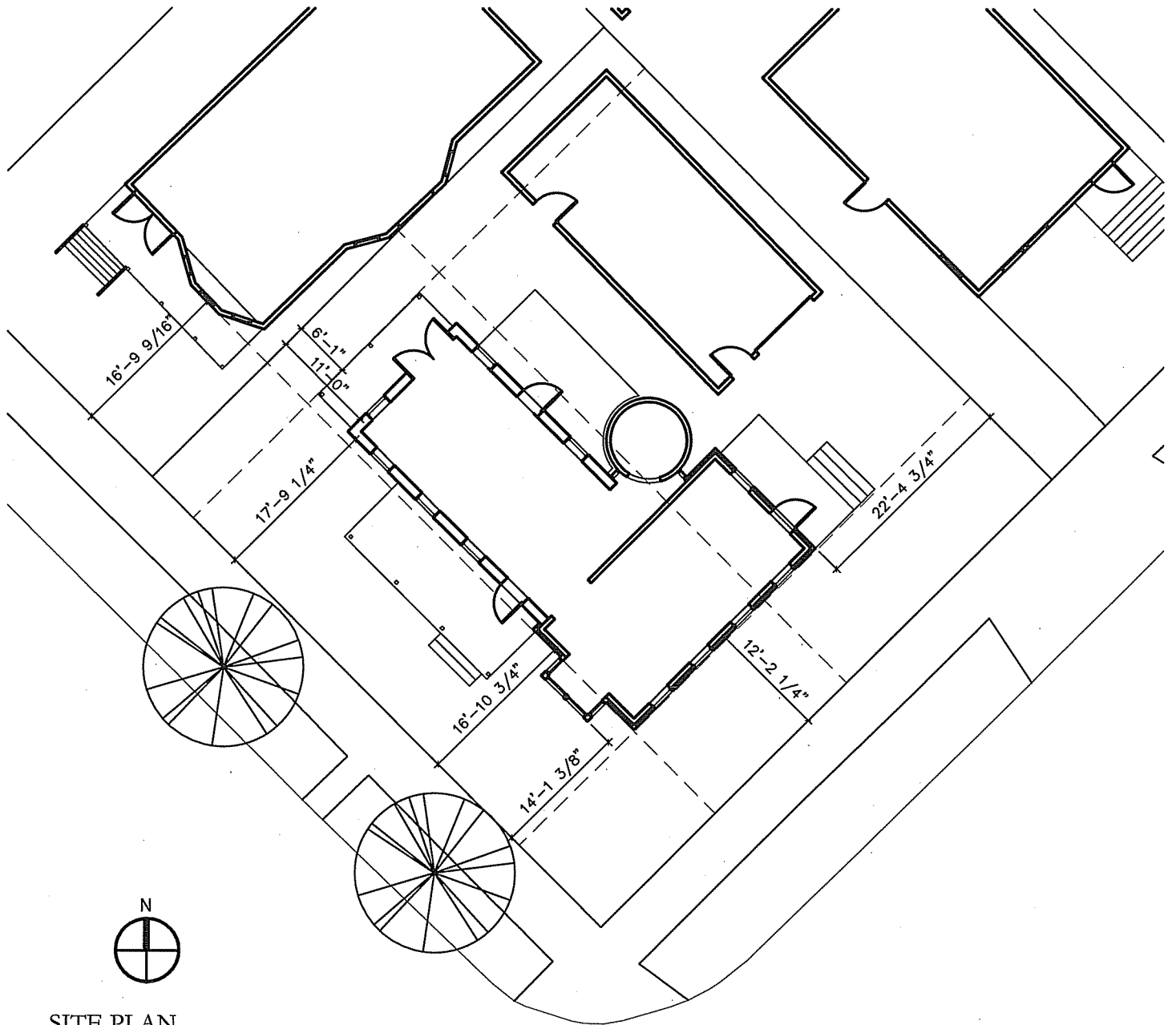
Basement is dirt floor, foundation is original laid stone w/ significant erosion and undermining

Existing Stairs are 8" rise 7.5" run with no top landing.

No original fixtures remain.



Proposed Plans



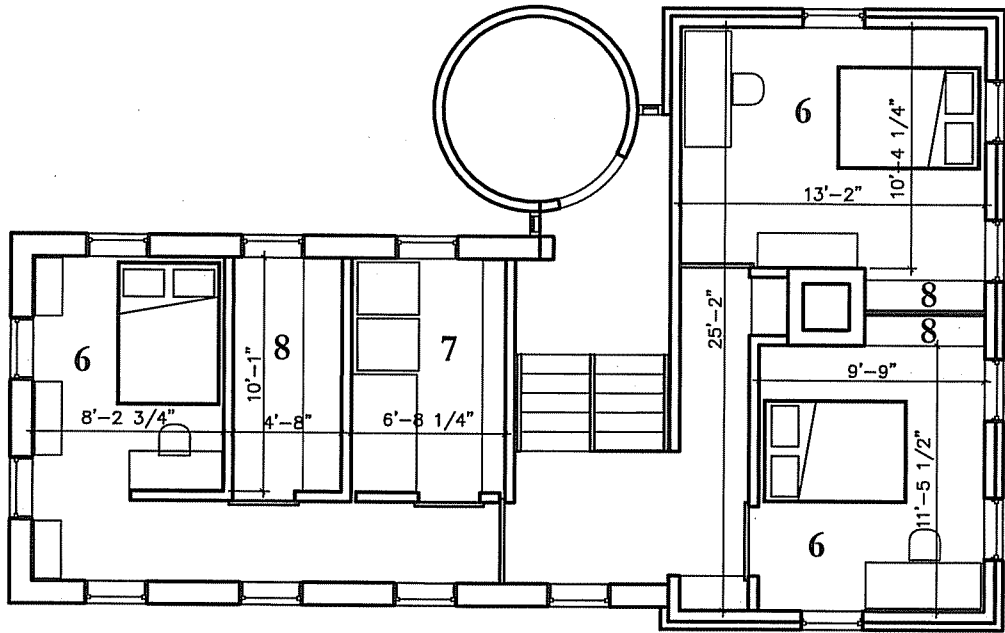
SITE PLAN

1/16" = 1'-0"

Proposed Plans

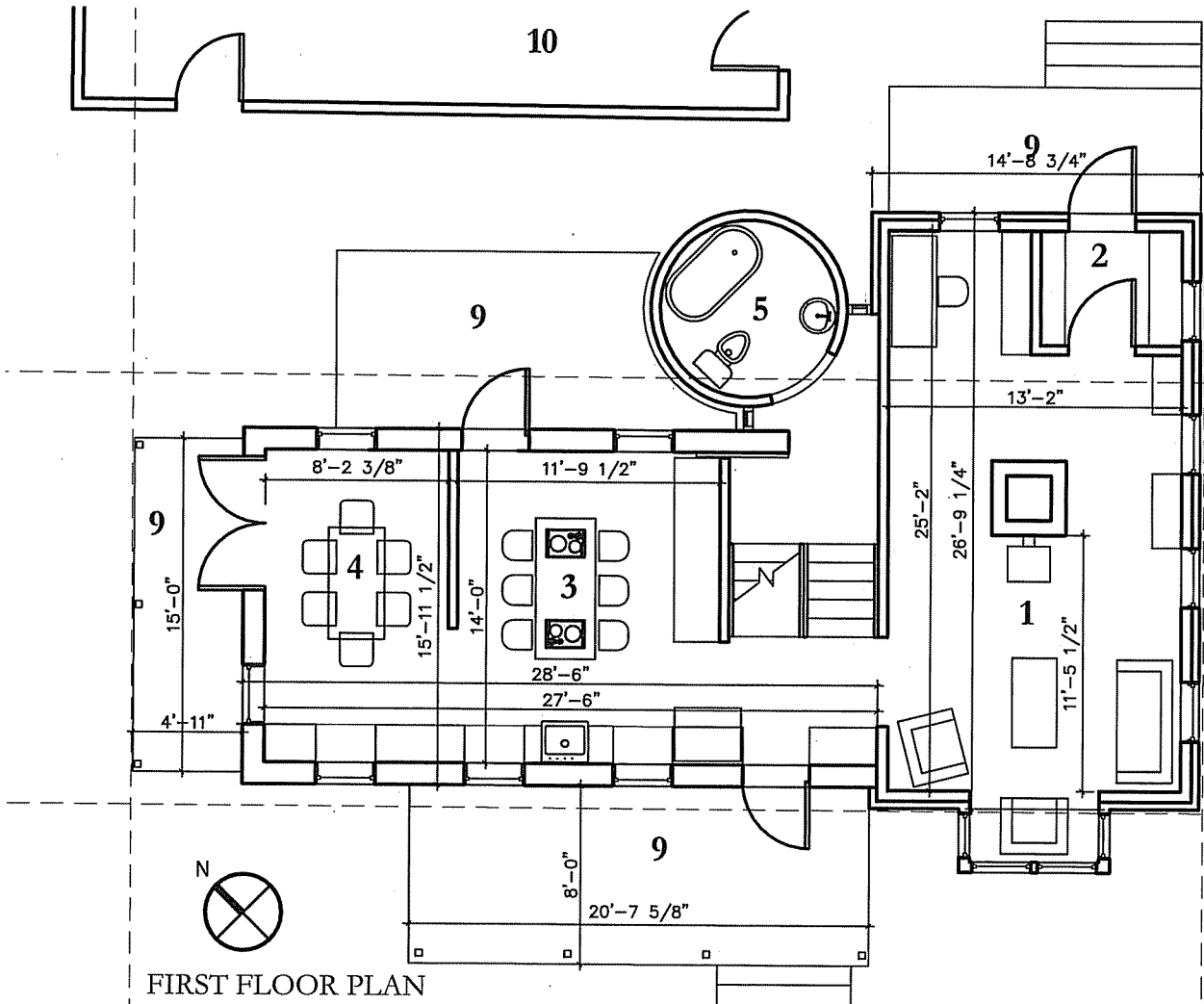
SPACES:

- 1. LIVING
- 2. ENTRY
- 3. KITCHEN
- 4. DINING
- 5. BATH
- 6. BEDROOM
- 7. LAUNDRY
- 8. CLOSET
- 9. DECK
- 10. GARAGE (EXISTING)



SECOND FLOOR PLAN

1/8" = 1'-0"

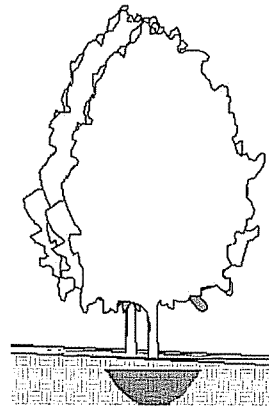
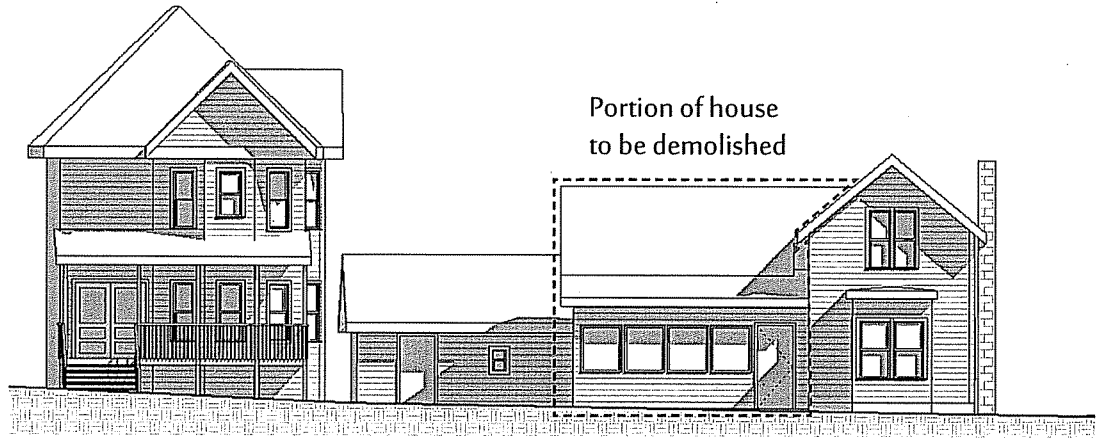


FIRST FLOOR PLAN

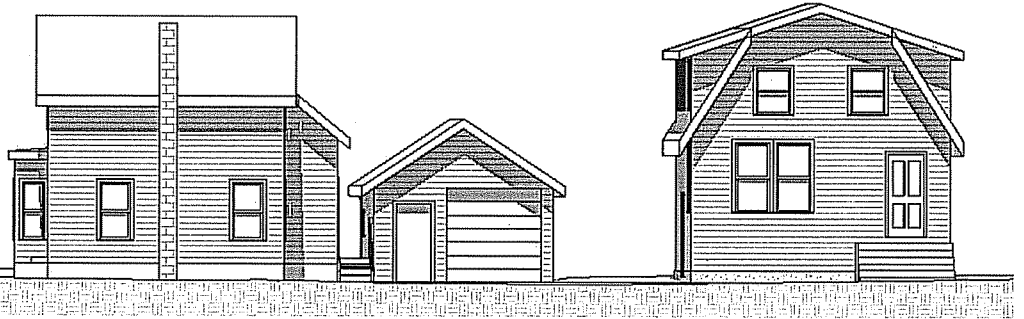
1/8" = 1'-0"

Existing Elevations

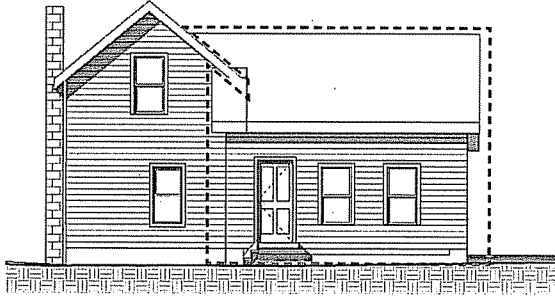
Southwest Elevation
1/16" = 1'-0"



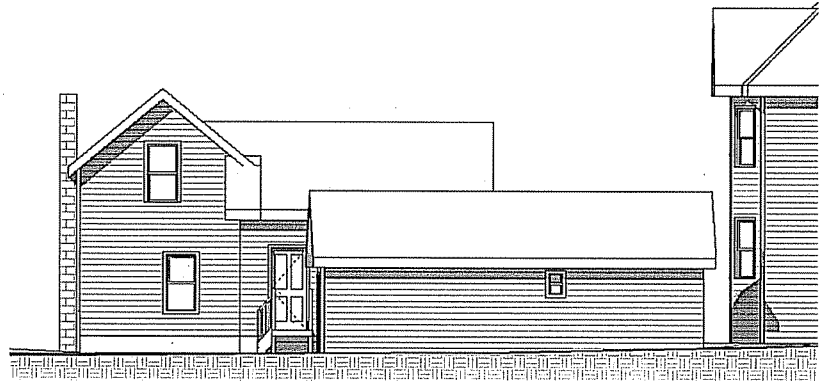
Southeast Elevation
1/16" = 1'-0"



Portion of house to be demolished

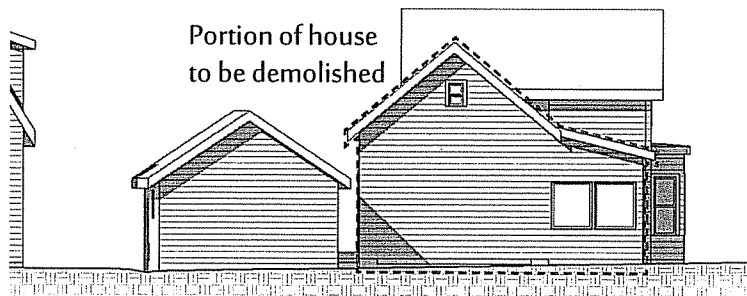


Northeast Elevation
1/16" = 1'-0"



Northeast Elevation w/ Garage
1/16" = 1'-0"

Northwest Elevation
1/16" = 1'-0"

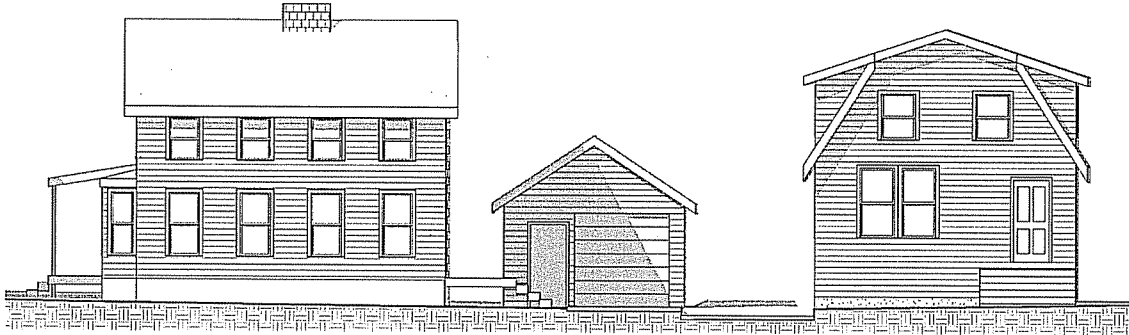


Proposed Elevations



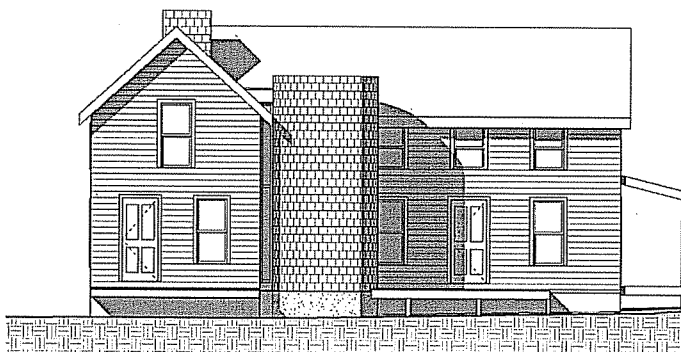
Southwest Elevation

1/16" = 1'-0"



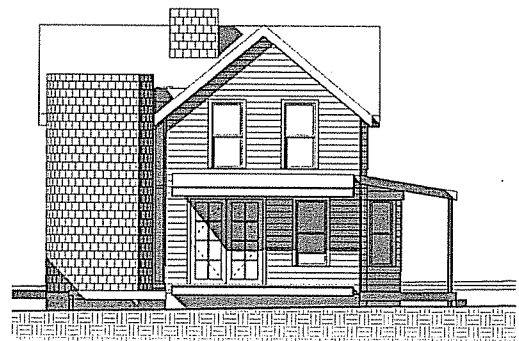
Southeast Elevation

1/16" = 1'-0"



Northeast Elevation

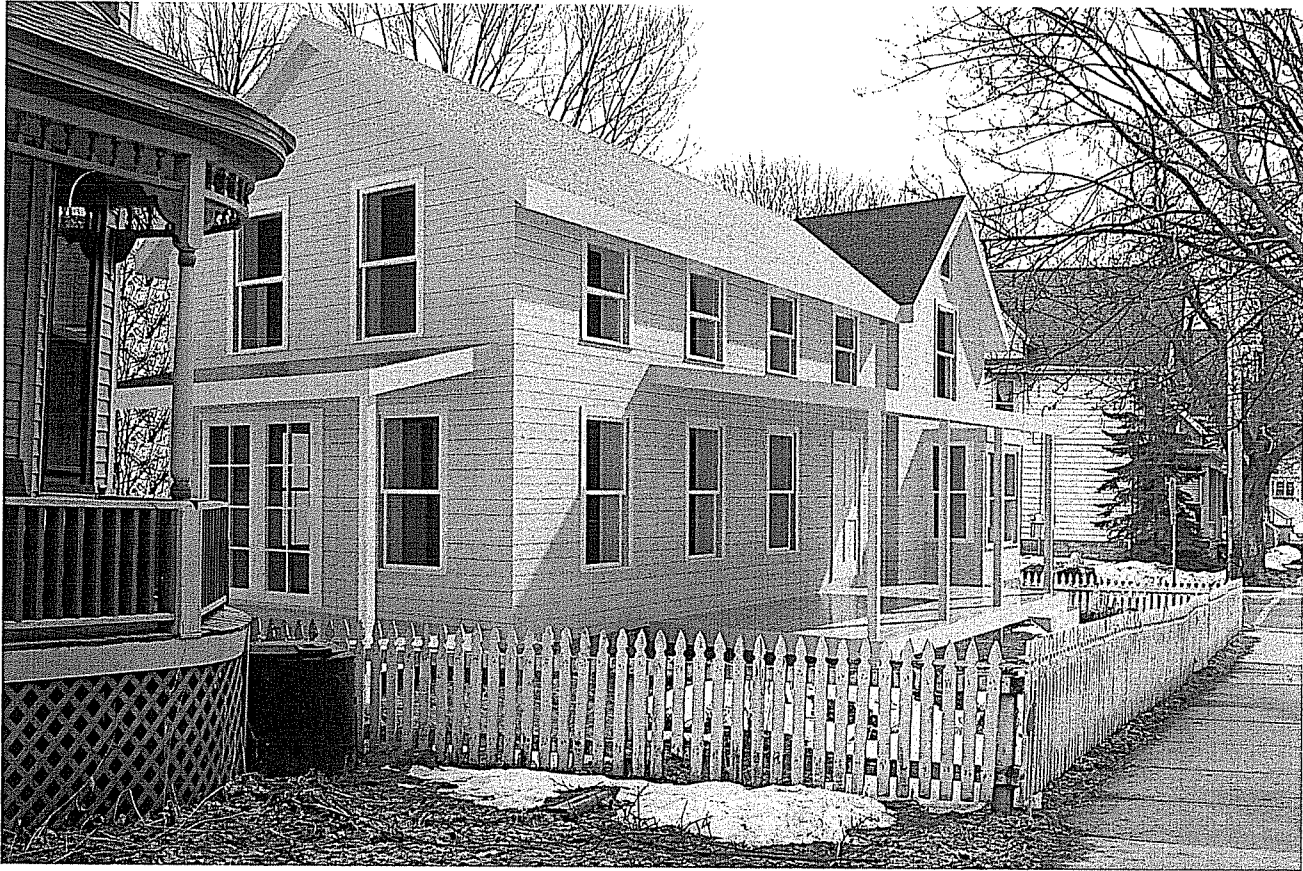
1/16" = 1'-0"



Northwest Elevation

1/16" = 1'-0"

Proposed Plans - Renderings



VIEW FROM WEST



VIEW FROM SOUTHWEST

Helen and Kris Nonn 517 S. Baldwin St. Madison WI 53703

Proposed Plans - Renderings



VIEW FROM INTERSECTION

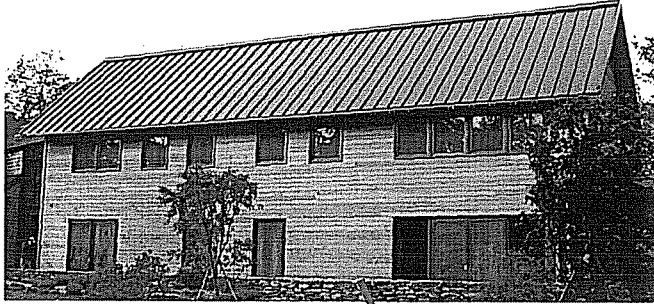


VIEW FROM NORTHEAST

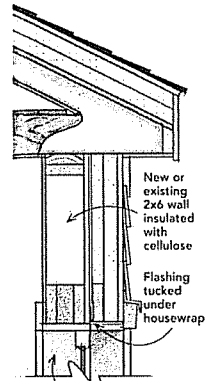


Proposed Plans - Elements

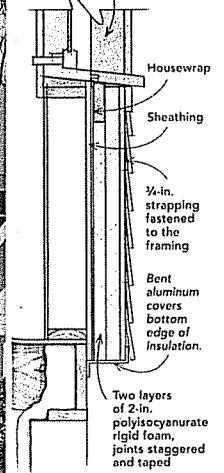
The Southeast- and Southwest-facing roof planes will be covered in amorphous silicon photovoltaic panels mounted to standing seam metal roofing.



The existing roof and walls of the structure will be wrapped in rigid insulation



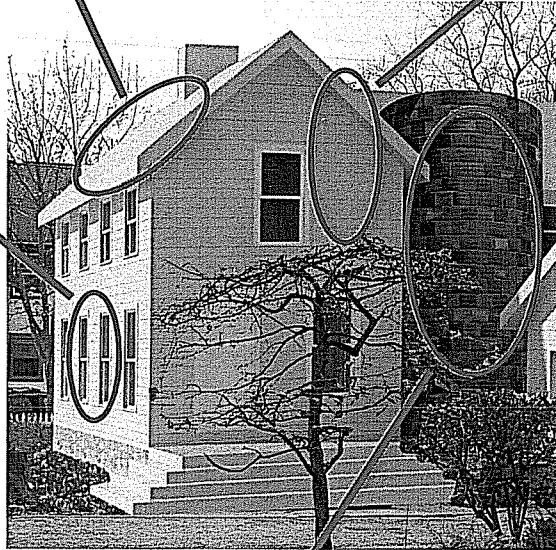
Existing windows require jamb extensions to strapping. (New or replacement windows are installed at the plane of the strapping.)



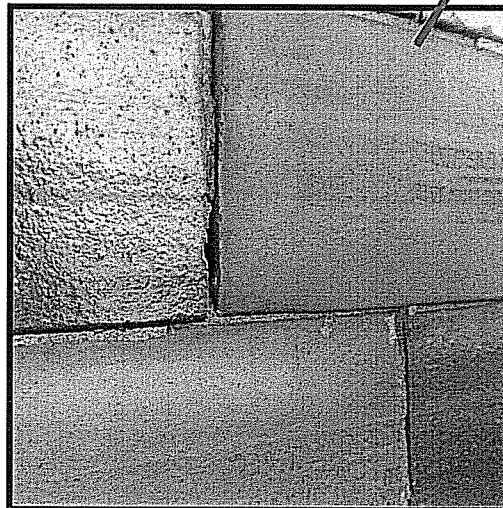
www.finehomebuilding.com



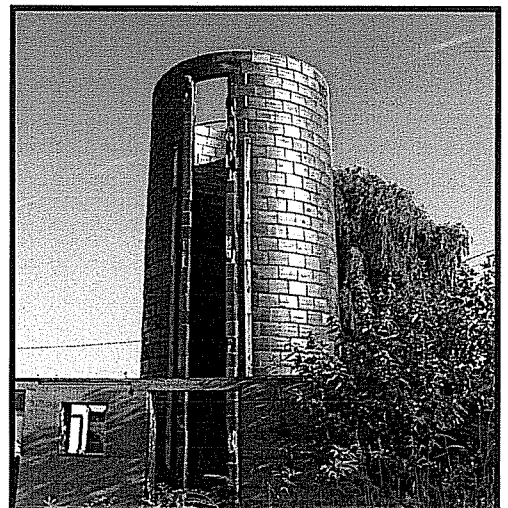
The original window casing and crown molding will be reproduced on the new exterior. The new high-efficiency double-hung fiberglass windows will maintain the 2-over-2 muntin layout found on many of the the existing windows in the house.



A glazed tile silo form is part of this urban farmhouse project. The silo was taken down block by block by me and my father and a friend over the course of 3 days this fall. It formerly stood on a now-defunct farm west of Columbus, WI. As is seen in the imprint, these were fabricated in Brazil, Indiana in 1914.



Closeup of Tiles



Glazed Tile Silo before deconstruction