

City of Madison Landmarks Commission

APPLICATION

City of Madison Planning Division, 126 S Hamilton Street, P.O. Box 2985, Madison, WI 53701-2985



1. LOCATION

Project Address: 1239 SPAIGHT ST. Aldermanic District: 6

2. PROJECT

Project Title / Description: GARAGE RAZE + REPLACEMENT

This is an application for: (check all that apply)

- ☐ Alteration / Addition to a Designated Landmark
- ☐ Land Division/Combination of Designated Landmark site
- ☐ Alteration / Addition to a building adjacent to a Designated Landmark
- ☐ Alteration / Addition to a building in a Local Historic District (specify):
 - ☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
 - ☐ University Heights ☐ Marquette Bungalows
- ☐ Land Division/Combination in a Local Historic District (specify):
 - ☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
 - ☐ University Heights ☐ Marquette Bungalows
- ☒ New Construction in a Local Historic District (specify):
 - ☐ Mansion Hill ☒ Third Lake Ridge ☐ First Settlement
 - ☐ University Heights ☐ Marquette Bungalows
- ☒ Demolition
- ☐ Variance from the Historic Preservation Ordinance (Chapter 41)
- ☐ Referral from Common Council, Plan Commission, or other referral
- ☐ Landmark Nomination/Rescission or Historic District Nomination/Amendment
(Please contact the Historic Preservation Planner for specific submission requirements.)
- ☐ Other (specify): _____

PLANNING DIVISION USE ONLY	Registrar #

3. APPLICANT

Applicant's Name: BREL HUTTON-OKPALAEKE Company: MADISON COMMUNITY COOPERATIVE
Address: 1202 WILLIAMSON ST, SUITE #106 MADISON, WI 53703
Telephone: 617-942-1196/608-251-2667 E-mail: maintenance@madisoncommunity.coop

Property Owner (if not applicant): MADISON COMMUNITY COOPERATIVE
Address: 1202 WILLIAMSON ST, SUITE #106

Property Owner's Signature: B. Hutton-Okpalaeke Date: 03-Aug-2017

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 4:30 p.m. on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located at 126 S Hamilton Street. Applications submitted after the submittal date or incomplete applications will be postponed to the next scheduled filing time.

APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner.

- ☒ Landmarks Commission Application w/signature of the property owner (1 copy only).
- ☐ Twelve (12) collated paper copies 11" x 17" or smaller (via mail or drop-off) of submission materials (see below).
- ☐ Electronic files (via email) of submission materials (see below).
- ☒ Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
- ☒ Architectural drawings reduced to 11" x 17" or smaller pages which may include:
 - ☐ Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, signage, and other features;
 - ☐ Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
 - ☐ Floor Plan views of levels and roof;
 - ☐ For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- ☐ Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
 - ☐ Photographs of existing conditions;
 - ☐ Photographs of existing context;
 - ☐ Manufacturer's product information showing dimensions and materials;
 - ☐ Other _____

CONTACT THE PRESERVATION PLANNER:

Please contact the Preservation Planner with any questions.

Amy Scanlon, Registered Architect
City of Madison Planning Division
P.O. Box 2985 (mailing address)
Madison, WI 53701-2985
ascanlon@cityofmadison.com
608 266 6552



MADISON COMMUNITY COOPERATIVE

1239 Spaight St Garage Replacement

Letter of Intent to Madison Landmarks Commission

Madison Community Cooperative intends to demolish the garage at 1239 Spaight St (Sofia Cooperative) and replace it with a new, substantially similar one.

In May 2017 MCC maintenance staff were informed that there was a rat problem under the garage at Sofia Coop. Upon inspection, we found that the garage was not only in extremely poor condition, but it was built with plywood supported by cinder blocks over a dirt patch. This, combined with the chicken coop that was abutting the garage, made for an ideal place for vermin to reside. We considered the cost of pouring concrete under the garage, or replacing the siding of the existing garage and digging it down to abut the dirt, but determined that it was in the best financial and physical interest of the members of Sofia to replace the garage.

The garage currently has a rotting flat tar roof, aging wood siding, crumbling, broken windows, and peeling lead paint. We would like to replace the structure by pouring a proper concrete foundation, and building an identically-sized garage with a pitched roof to lower maintenance costs.

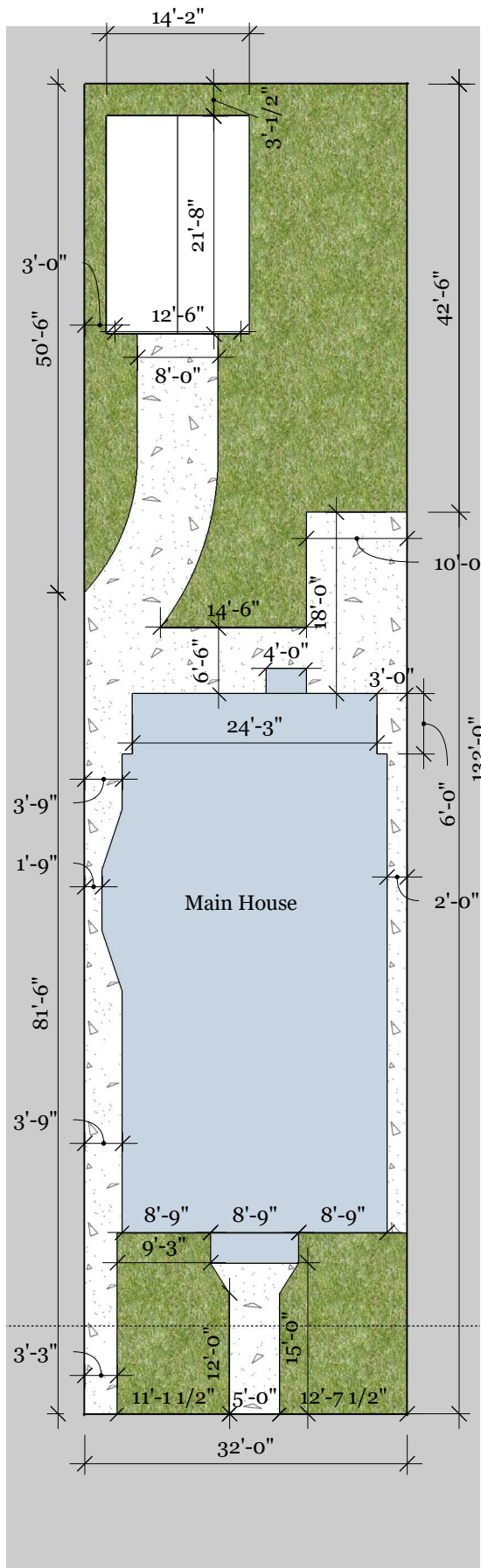
This building is a cooperative with 7 dwelling units. As such, we are aware that increasing the size of the garage would decrease the usable amount of green space. Thus, we will be constructing a garage in the same location (3' off the property line) that has the same footprint, and matching exterior aesthetic to the main house.

The garage is frequently used by members to park their bicycles and store gardening supplies. We would like to retain this functionality in the building, and prevent any public health hazards posed by the current structure (i.e. lead paint and vermin)

Thank you for your consideration,

Brel Hutton-Okpalaeke
Maintenance Coordinator
Madison Community Cooperative
MC2@madisoncommunity.coop
617-942-1196
Alex Huntrods
Maintenance Coordinator
Madison Community Cooperative

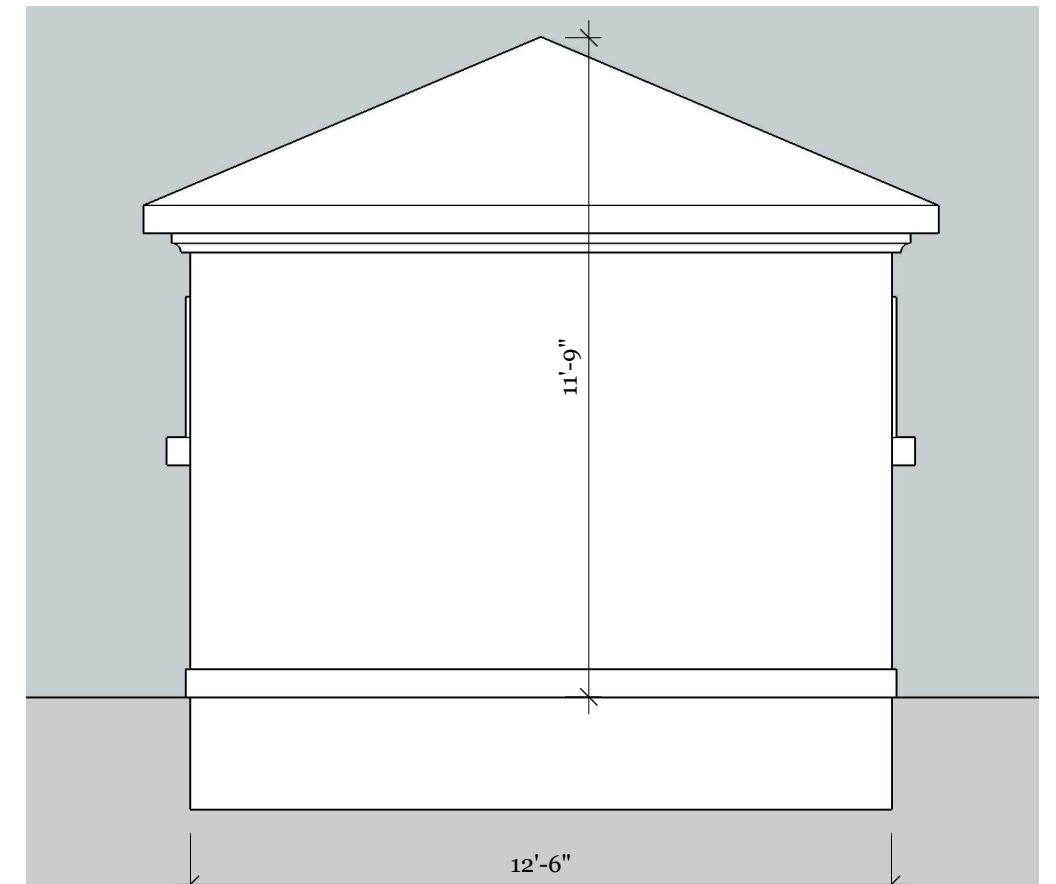
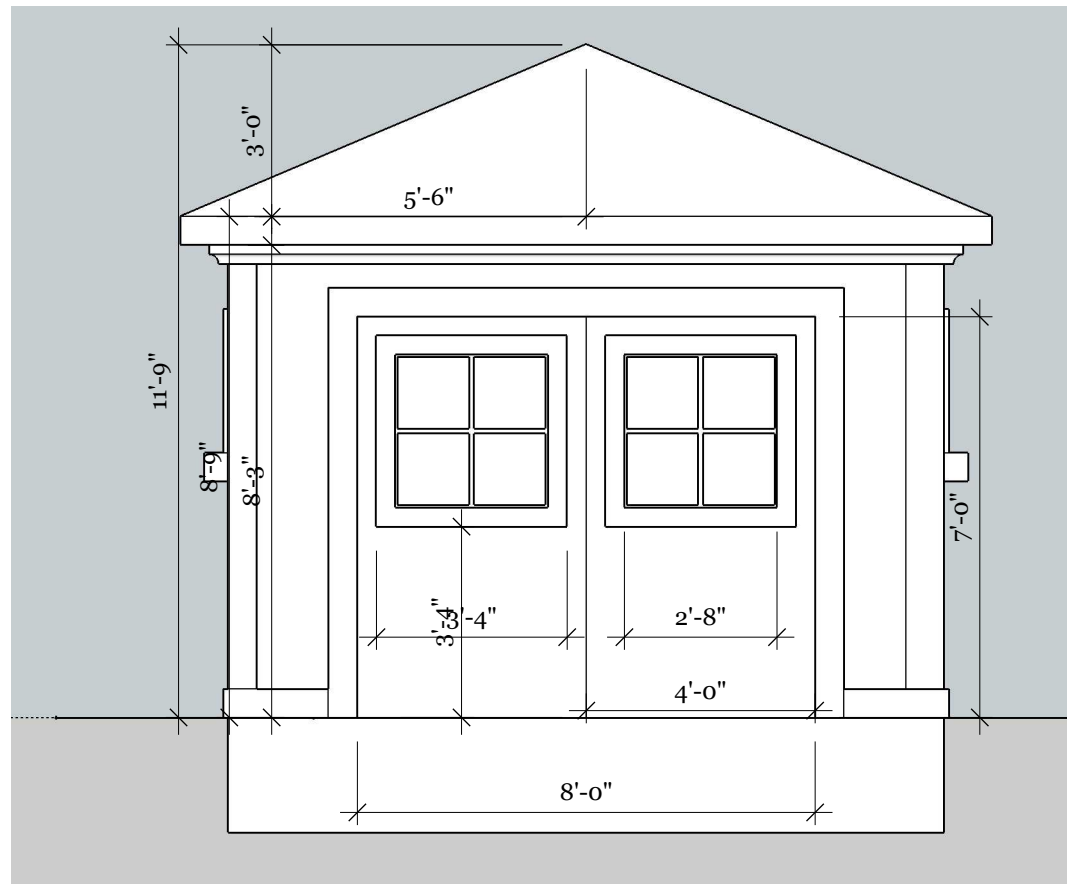
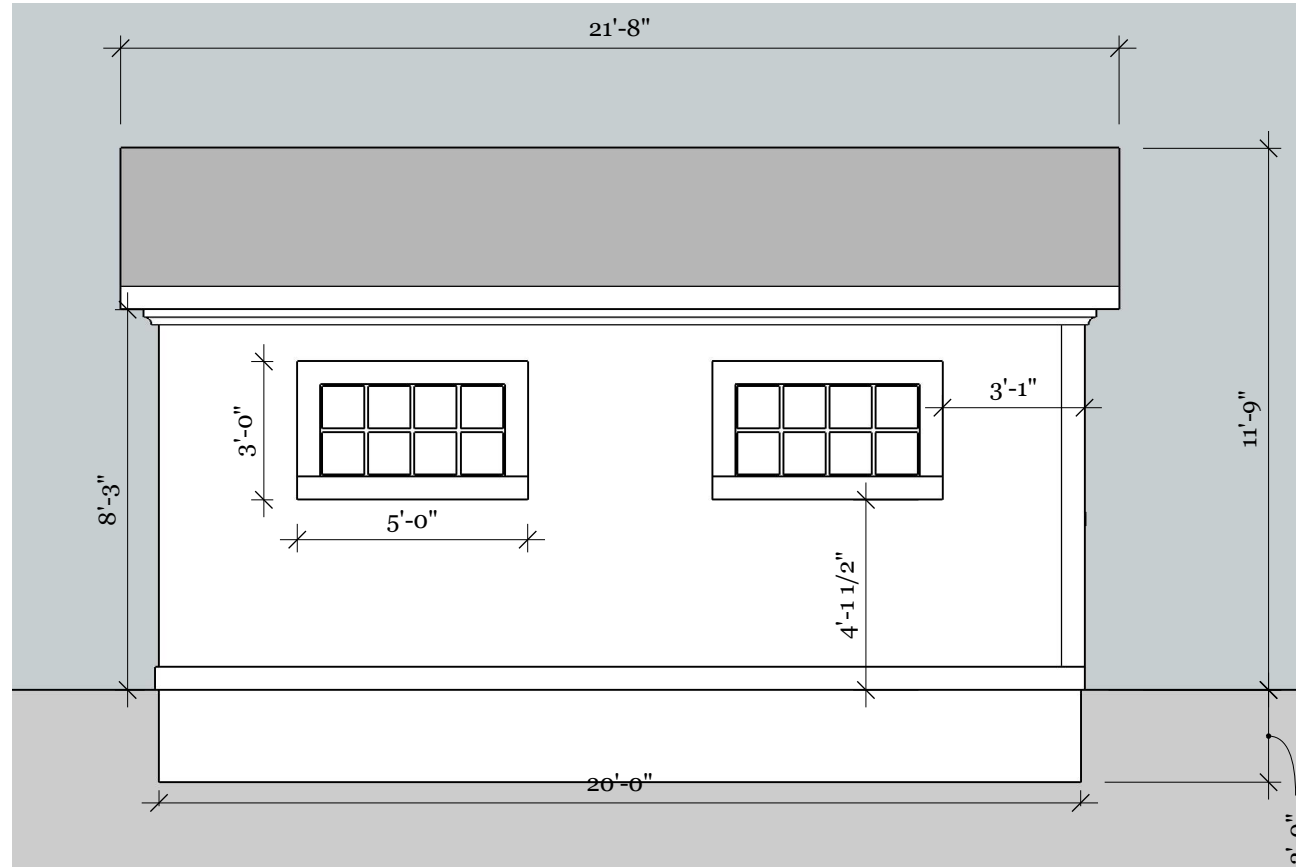
MC1@madisoncommunity.coop
563-568-1581



This Garage will be placed in the back corner of a 32'x132' lot.

The Coop that uses this space needs to replace the current structure with a substantially similar one as the current garage is infested with rats and has a crumbling foundation.

We are hoping that by not significantly increasing the footprint of the garage, we can rebuild in this zoning district.



Top (Full Lot), Left, Front and Back Views
 Prepared By: Brel Hutton-Okpalaeke, Maintenance Coordinator
 Cell: 617-942-1196
 Email: maintenance@madisoncommunity.coop

Madison Community Cooperative
 1202 Williamson St
 Madison, WI 53703
 608-251-2667

Sofia Garage 1239 Spaight Street

REVISIONS		
	MM/DD/YY	REMARKS
1	07/07/17	Submitted to City for review.
2	--/--/--	...
3	--/--/--	...
4	--/--/--	...
5	--/--/--	...











