



Location
1112 Spaight Street

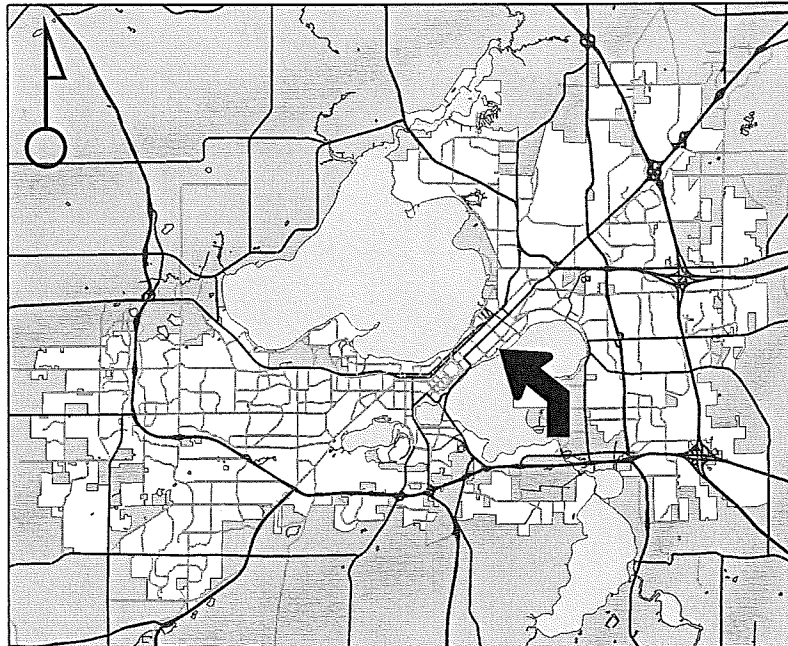
Project Name
Sabatino Residence

Applicant
BJV Olson Properties, LLC/
Amy Hasselman-Architecture Network, Inc

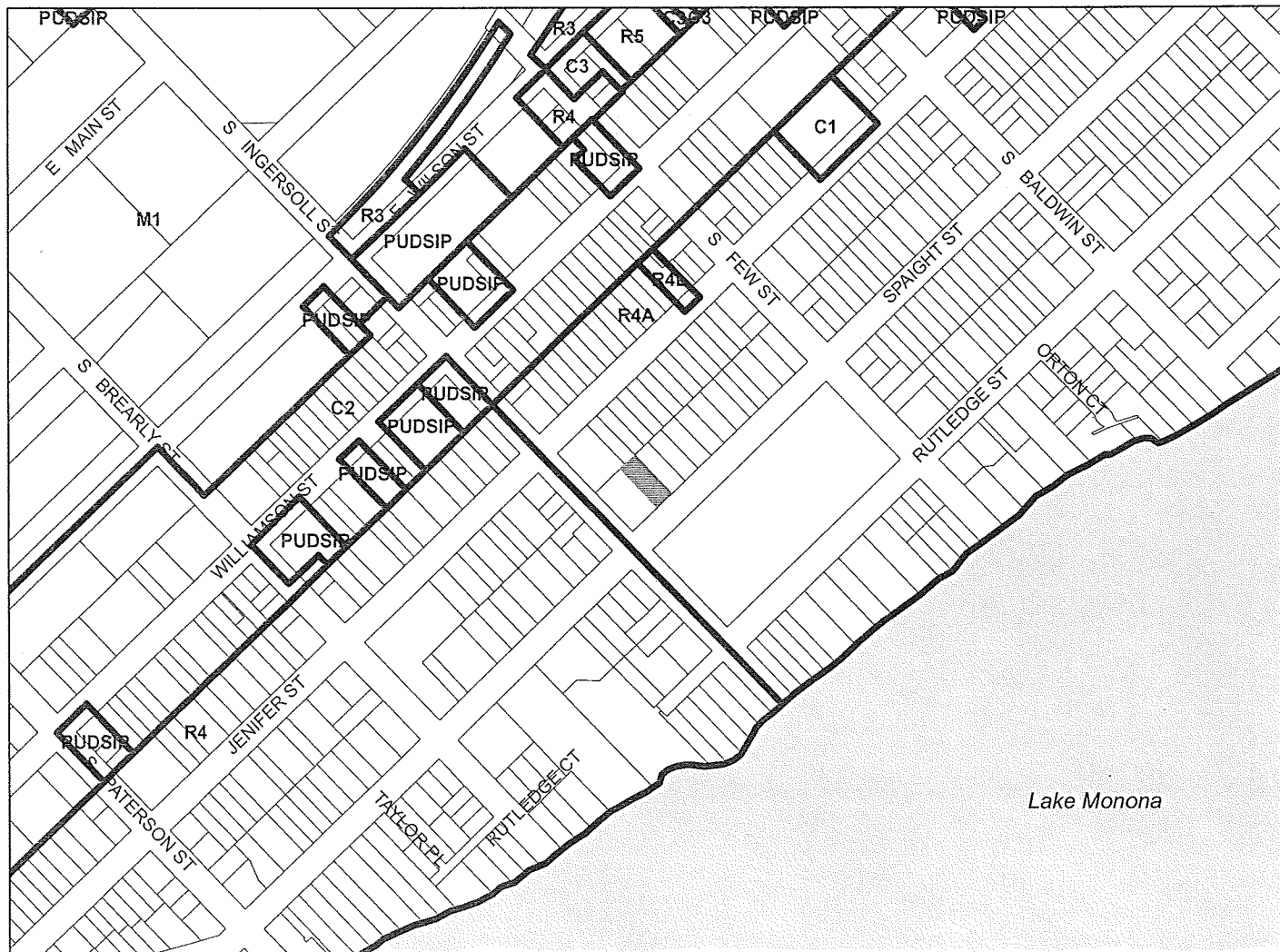
Existing Use
Single-family residence

Proposed Use
Demolish single-family residence
and construct new residence

Public Hearing Date
Plan Commission
21 November 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 : 09 November 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 _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
IDUP _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Nbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. **Project Address:** 1112 Spaight St **Project Area in Acres:** .15
Project Title (if any): Sabatino 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): _____	<input type="checkbox"/> 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: Connor & Abigail Sabatino Company: _____
 Street Address: 508 S Ingersoll St City/State: Madison, WI Zip: 53703
 Telephone: (608) 469-4395 Fax: () Email: csabatino19@gmail.com

Project Contact Person: Amy Hasselman Company: Architecture Network Inc
 Street Address: 116 E Dayton St City/State: Madison, WI Zip: 53703
 Telephone: (608) 257-7515 x33 Fax: (608) 251-7566 Email: amy_hasselman@architecture-network.net

Property Owner (if not applicant): BJV Olson Properties LLC
 Street Address: 1600 Calico Ct City/State: Sun Prairie, WI Zip: 53590

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: _____
 Demolish existing single-family home; replace with new single-family home

Development Schedule: Commencement Fall 2011 Completion Summer 2012

CONTINUE →

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 1/2 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:** \$ 500 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 wreckling 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 Marquette-Schenk-Atwood Neighborhood Plan, which recommends: Medium-Density Residential uses 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; July 21, 2011
 - 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: 7/27/2011 Zoning Staff: Matt Tucker Date: 7/27/2011
- 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 AMY HASSELMAN Date 3 October 2011
 Signature Amy Hasselman Relation to Property Owner ARCHITECT
 Authorizing Signature of Property Owner [Signature] Date 9/30/2011



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www.architecture-network.net

October 5, 2011

City of Madison Plan Commission
c/o Brad Murphy
Planning Division Director
215 Martin Luther King Jr Blvd
Madison, WI 53701-2985

RE: 1112 Spaight Street

Commissioners:

My clients, Connor and Abigail Sabatino, wish to demolish the house at 1112 Spaight Street and construct a new single-family home on the site that will fit into the existing historic neighborhood. They live around the corner in a two-flat which they own. After moving into the new house they intend to continue renting out the two-flat. If all goes well, they will start construction late this fall, and move in to their new home in summer of 2012.

The house was built in 1889, has been remuddled many times over the years, and is in itself not unique or architecturally significant. It is a contributing building to the Third Lake Ridge local and national historic districts, as well as the Orton Park National Historic District. It is next door to one local and National Register listed landmark, the Curtis-Kittleston House, and across the street from another, Orton Park. None of which makes it easy to recommend its demolition. However, in its present condition it is not helping to fulfill any of the purposes for which the historic district was created, and it is unlikely it ever will again.

The house at 1112 Spaight is, and has been, a rental property for many years. Its condition reflects its history. City records indicate many, and substantial, repair orders on the property dating back to the 1950s.

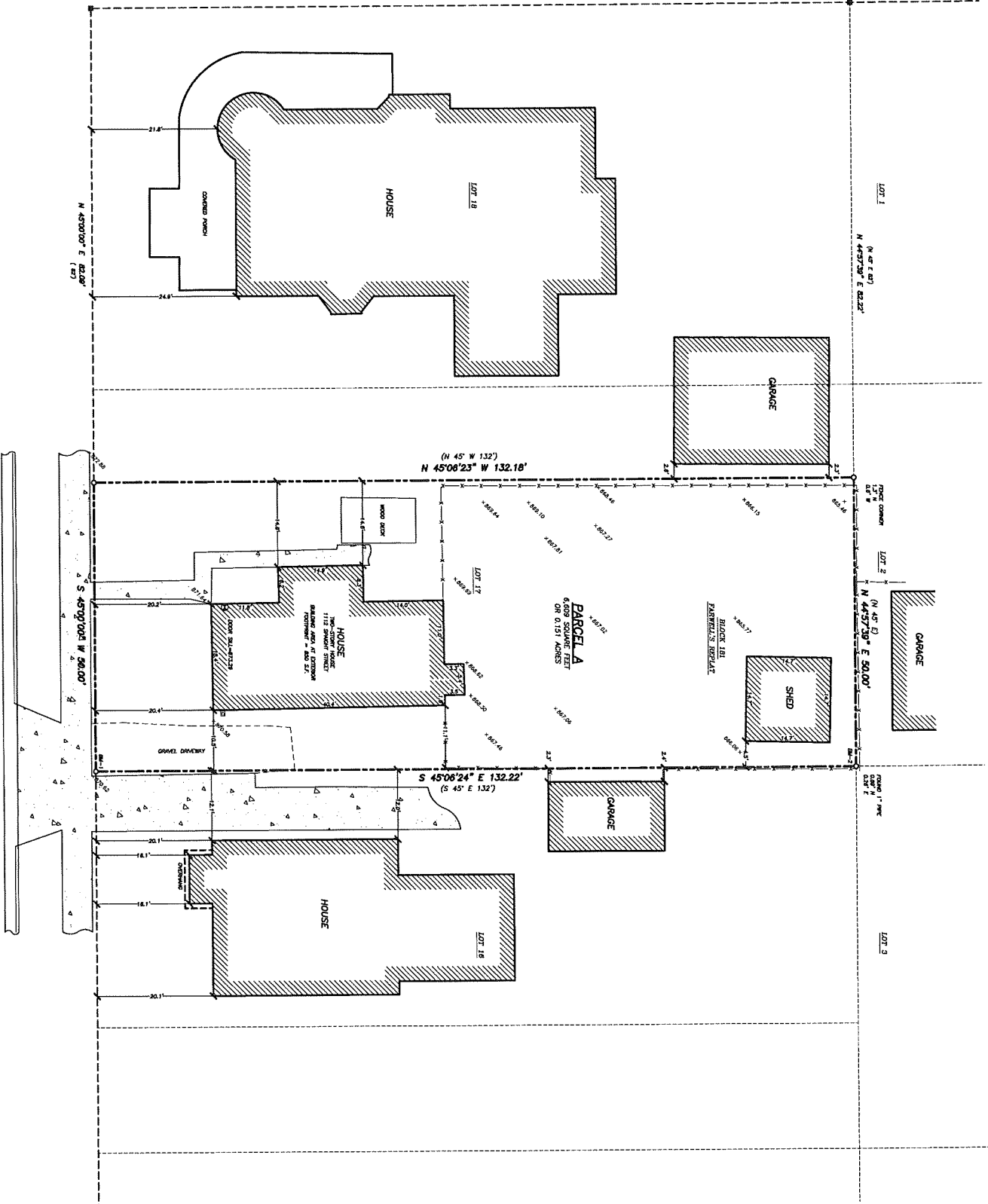
An estimate of costs required to bring the house to current standards of living, life safety, and energy consumption was done at request of the Landmarks Commission. The figure is daunting, and far beyond the value of the house after completion. It is my opinion, and the opinion of most people who have examined the house, that the scale of repairs and rehabilitation needed put it beyond reasonable hope of retrieval.

The house we are proposing to construct in its place is a revival of a type that is common in the neighborhood. The proposed design is intended to be a respectful and modest complement to its neighbors. It should contribute to the health of the neighborhood for the next 100 years.

I hope we can have a productive and healthy conversation on the merits of this project at the November 21 meeting of the Plan Commission, at the end of which I hope you will vote to approve the demolition of the house at 1112 Spaight Street.

Sincerely yours,
Amy Hasselman, AIA

(N 45° W 132')
 N 45°09'32" W 132.12'



SPAIGHT STREET
84' NORTH-OF-WAY

LEGEND

- 1" IRON PIPE FOUND
- 3/4" IRON SET (1.50 LBS/LF)
- 6x6 REGULATOR/WATER
- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- CONVEYANCE
- PAINTED LOT LINE
- POLE LINE
- SHARED CURB & GUTTER
- SHARED DRIVEWAY
- CONCRETE PAVEMENT

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE SOUNDING/GENERAL LINE OF BLOCK 181, PARCELS REPLAT, N 45° W.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICE AUGUST 24, 2011.
3. ELEVATIONS ARE BASED ON THE WEST QUARTER CORNER 12.17N, N.E.L. ELEVATION = 829.36.
4. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.

LEGAL DESCRIPTION

THE HEREIN 60 FEET OF LOT SPANNING (17), BLOCK ON EIGHT-ONE (181), IN THE CITY OF MADISON, DANE COUNTY, ALSO KNOWN AS FOLLOWS:
 THE NORTHEAST 50 FEET OF LOT 17, BLOCK 181 (ACCORDING REPLAT THEREIN) IN THE CITY OF MADISON, DANE COUNTY, W ADDRESS: 1112 SPAIGHT STREET
 TAX MAP NO: 0710-073-0917-5

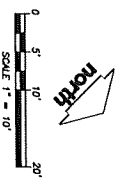
SURVEYOR'S CERTIFICATE

I, JOHN REERS, WISCONSIN REGISTERED LAND SURVEYOR NO. 1000, HEREBY CERTIFY THAT THIS PLAT OF SURVEY AND MAP IS OUR BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE REQUIREMENTS PROVIDED.

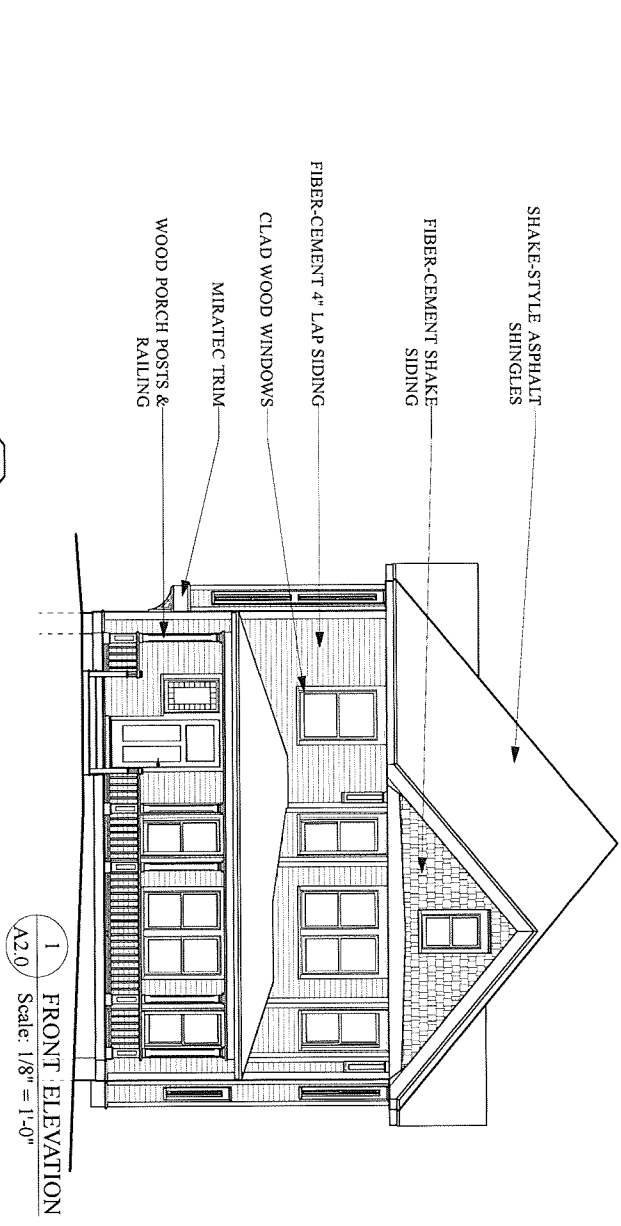
JOHN REERS, S-1978
 REGISTERED LAND SURVEYOR

DATE

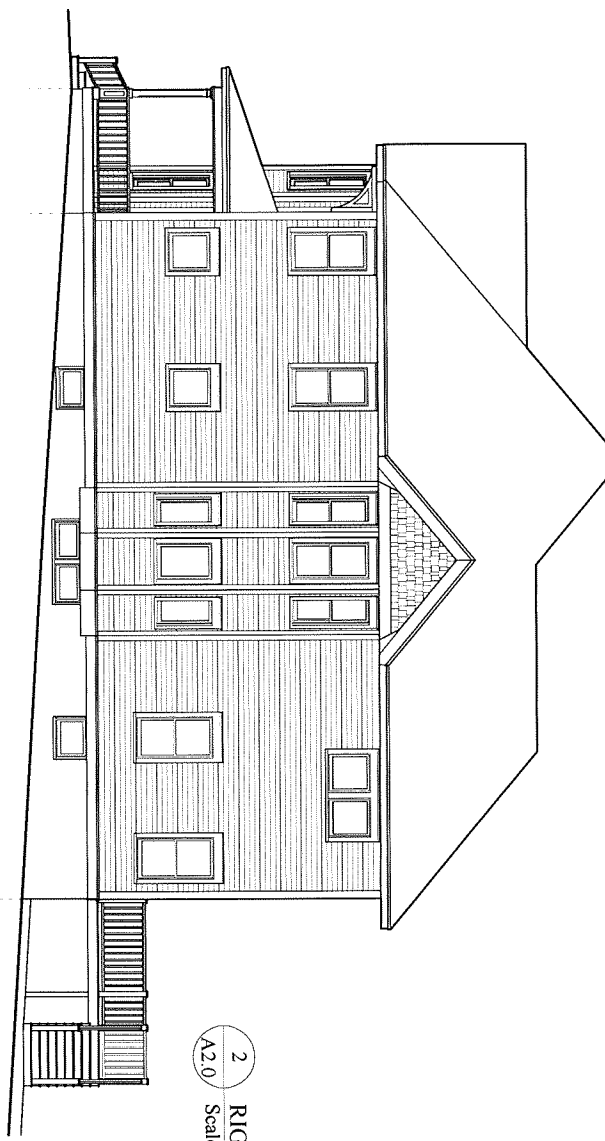
BENCHMARKS		
MARK	ELEVATION	DESCRIPTION
BM-1	870.60	REBAR WITH PLASTIC CAP MARKING THE NORTHEAST CORNER OF PARCEL A
BM-2	866.07	REBAR WITH PLASTIC CAP MARKING THE NORTHEAST CORNER OF PARCEL B



PREPARED BY
 CONNOR S. MADSON
 150 E. WISCONSIN



1 FRONT ELEVATION
Scale: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION
Scale: 1/8" = 1'-0"

DATE: _____
 PROJECT: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NO: _____
 SHEET NO: _____

SABATINO RESIDENCE

NO.	DATE	DESCRIPTION
1	6 SEPT 2011	AS NOTED
2		
3		
4		
5		
6		
7		
8		
9		
10		

A-2.0

1114 SPAIGHT

66'-0"

DRIVEWAY

47'-0"

OUTLINE OF EXISTING HOUSE

PROPOSED NEW HOME
1112 SPAIGHT

DECK

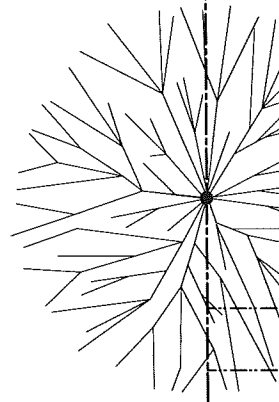
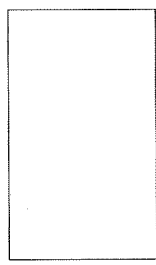
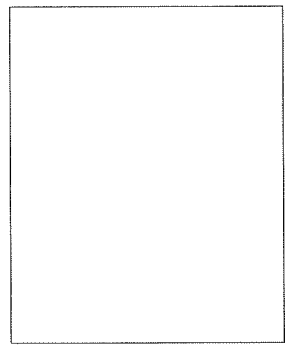
19'-0"

10'-10"

33'-2"

6'-0"

SPAIGHT STREET



1 SITE PLAN
SP1.0 Scale: 1" = 10 ft



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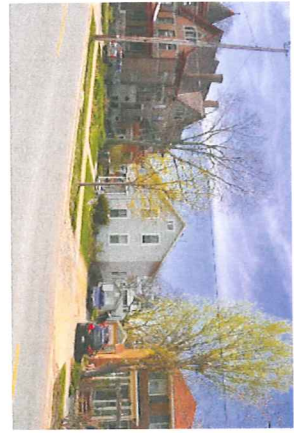
- REVISIONS
- DATE 6 SEPT 2011
- SCALE AS NOTED
- PROJECT K1006
- DRAWN BY ASH
- DRAWING NAME

PROJECT: New Home
for the
SABATINO RESIDENCE

SP-1.0

DRAWING NUMBER

SITE PLAN



- ◆ **CONSTRUCTION SET**
- ◆ **PLAN REVIEW SET**
- ◆ **BID SET**
- ◆ **PRELIMINARY**
- ◆ **PROGRESS SET**
- ◆ **NOT FOR CONSTRUCTION**

PROJECT:
New Home
SABATINO RESIDENCE

REVISIONS:

NO.	DATE	DESCRIPTION

DATE: 6 SEPT 2011
SCALE: AS NOTED
PROJECT: King6
DRAWN BY: ASH
DRAWING NAME:

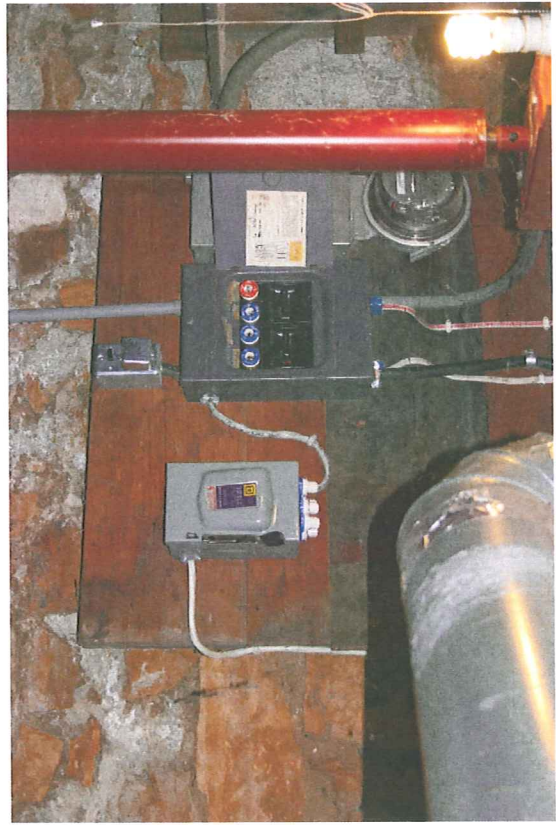
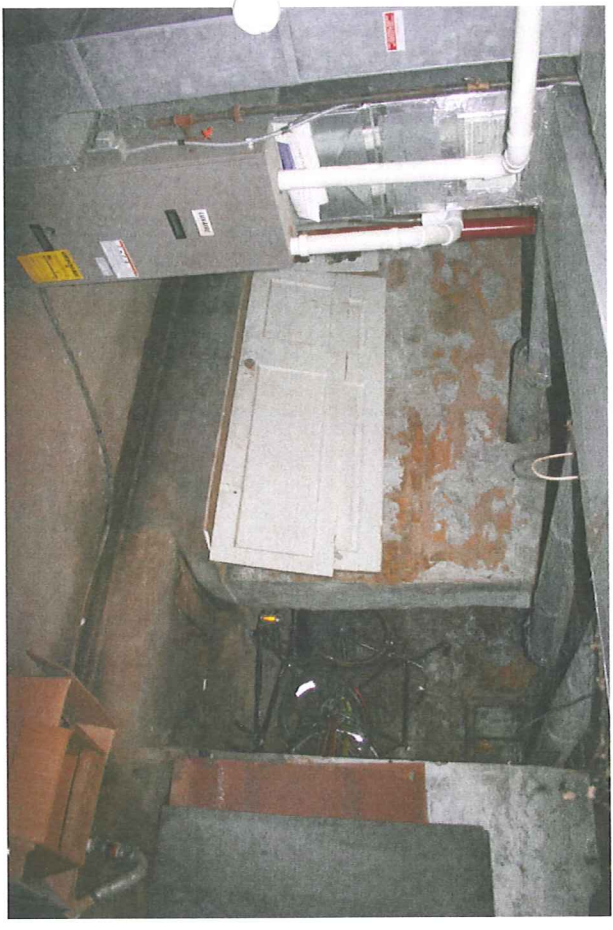
EXISTING EXTERIOR PHOTOS

DRAWING NUMBER:

D-1.0

- DATE: **CONSTRUCTION SET**
 DATE: **PLAN REVIEW SET**
 DATE: **ADD SET**
 DATE: **PRELIMINARY**
 DATE: **NOT FOR CONSTRUCTION**
 DATE: **NOT FOR CONSTRUCTION**
 DATE: **NOT FOR CONSTRUCTION**

SABATINO RESIDENCE



2225 Spaight Street
Madison, Wisconsin

REVISIONS	DATE	DESCRIPTION

DATE: 6 SEPT 2011
 SCALE: AS NOTED
 PROJECT: K106
 DRAWN BY: ASH
 DRAWING NAME: EXISTING INTERIOR PHOTOS BASEMENT
 DRAWING NUMBER: D-1.1



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October 5, 2011

Condition Assessment of 1112 Spaight Street

The house is a two-story frame structure. The original portion dates to 1889. The main 18' x 26' two-story rectangular portion is original. The two-story side ell, the single-story rear kitchen, and the porch and other entries are additions, likely pre-1920s.

Exterior:

- The roof covering is in good condition.
- The exterior walls are covered with asbestos siding, done according to city records in 1950. Judging by the depth of the siding adjacent to the window trim, there is likely more than one layer. The siding is in poor condition.
- Windows and doors are in fair to poor condition. None have broken glass.
- The front porch, and the two other entries to the building, are sagging off the building. The front porch floor is rotted, and the base of the porch posts swing freely. The front porch roof is pulling away from the house.
- Gutters and downspouts are in poor condition.

Foundation & Basement:

- The foundation is original sandstone. The exterior was tuckpointed and parged at some point in the past, but has since crumbled. The stones are mostly intact, but the mortar is crumbling and the walls leak water. The fill between the stones can be seen washed out on the floor of the basement.
- There is a trench drain connected to a sump in the basement floor. Its drain looks to have been jerry-rigged into the city sanitary sewer system. The receptor is a 5-gallon plastic bucket.

Utilities:

- The original lead water supply pipe has been replaced.
- The sanitary sewer appears to be original to the plumbing in the house.
- The furnace, and water heater are gas-fired. They appear to be in good condition.
- No information about the size of the electrical service can be seen. The panel consists of four fused circuits to serve the entire house. Judging by the number of blown fuses littering the floor, this is insufficient. According to the realtor, the wiring is knob and tube.

Structure:

- The floor framing visible in the basement is insufficient per current structural standards. The first floor bounces, and dips in places. 40% of the existing floor joists in the original portion have been cut to fit duct-work into the walls above, without anything to hold them up.
- The second floor framing has the same bounce and dips as the first floor, but is not visible. Joists in the bathroom floor were cut for plumbing.

- The roof framing is insufficient per current structural standards. The ridges appear to be straight.

Interior:

- The interior walls are painted plaster. They are in fair condition. The interior ceilings are also painted plaster, except for the alcove below the bathroom. The ceilings are in poor condition. The ceiling below the bathroom has been covered with acoustical panels, because the plaster has fallen down.
- The interior trim is a hodgepodge of different styles, but is in fair condition.
- Based on the thickness of the paint on the walls and trim, it is assumed there is 90 years worth of lead paint under the current coatings.
- The stairs from first to second floor are steep (7-3/4" risers, 8" treads), have only 5'-4" headroom, and are a life safety hazard. The stairs to the basement are also unsafe.
- The kitchen and bathroom are outdated, and in poor condition.
- Floors are carpet or linoleum, and are mostly in fair to good condition. Original wide pine floorboards below the first floor carpet could be restored.

Sincerely yours,

Amy Hasselman, AIA