



Operation Fresh Start, Inc.

Member YouthBuild Affiliated Network

People & Houses

December 1, 2005

To: City of Madison Plan Commission

From: George Riggan, OFS Housing Director

Re: Single Family Residence at 100 Morningside

In June, 2005, Operation Fresh Start, Inc. (OFS) received a City of Madison Building Permit for interior alterations and the addition of a basement to a house at 100 Morningside. Due to conditions uncovered during the implementation of this permit involving the structural integrity of the house, I made a series of decisions which ultimately resulted in the entire house being razed and rebuilt. Unfortunately, this was done without the prior approval of the City of Madison Planning Commission, and without obtaining the appropriate demolition and building permits. The present application is being submitted with the hope that the Planning Commission will consider the reasoning behind these actions, and grant approval for this work after the fact.

1925 Winnebago Street
Madison, WI 53704
608-244-4721
Fax 608-244-8162
freshsta@madison.ifs.net
TTY 608-245-3305

1993 President's
Volunteer Action
Award Recipient





Operation Fresh Start, Inc.

Member YouthBuild Affiliated Network

People & Houses

December 1, 2005

1925 Winnebago Street
Madison, WI 53704
608-244-1721
Fax 608-244-8162
freshsta@madison.tds.net
TTY 608-245-3305

1993 President's
Volunteer Action
Award Recipient

To the City of Madison Plan Commission:

Early in 2005, Operation Fresh Start, Inc. (OFS) purchased a single story, 1,000 sq. ft. house at 100 Morningside. The building consisted of a small original structure with two additions. The partial basement was about 5' in height and had no access from the interior of the house. A crawl space was under approximately 60% of the house.

In June, 2005, OFS received a City of Madison Building Permit for interior alterations of the entire building and for the addition of a basement. The digging out of the basement under the building has been completed. After gutting the interior of the building, the exterior walls were found to be poorly constructed, being pieced together and structurally unsound. One section of exterior wall was constructed of 2x4s placed sideways. A significant number of the floor joists over the crawl space, which were not easily visible before digging out the basement, were found to be suffering from dry rot and were spilt horizontally where they had been notched into the center support beam. In all, the structural integrity of this building is felt to have been greatly compromised.

OFS requests permission to raze the remainder of the existing structure, and to rebuild a new, single story building of the same size on the existing foundation. With the addition of a new support beam, the new house would be identical to the building plans already submitted and approved as part of the above mentioned permit. Our intention would be to have this home completed and available for sale to an income-qualified buyer by early summer, 2006.

George Riffin
OFS Housing Director



475