

CITY OF MADISON

Proposed Demolition

Location: 100 Morningside Avenue

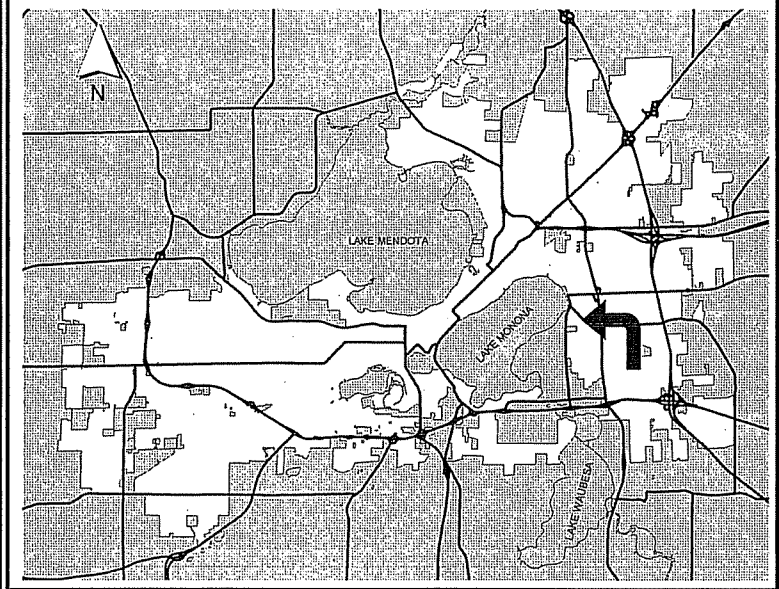
Project Name: Operation Fresh Start Demolition

Applicant: George Riffin -
Operation Fresh Start

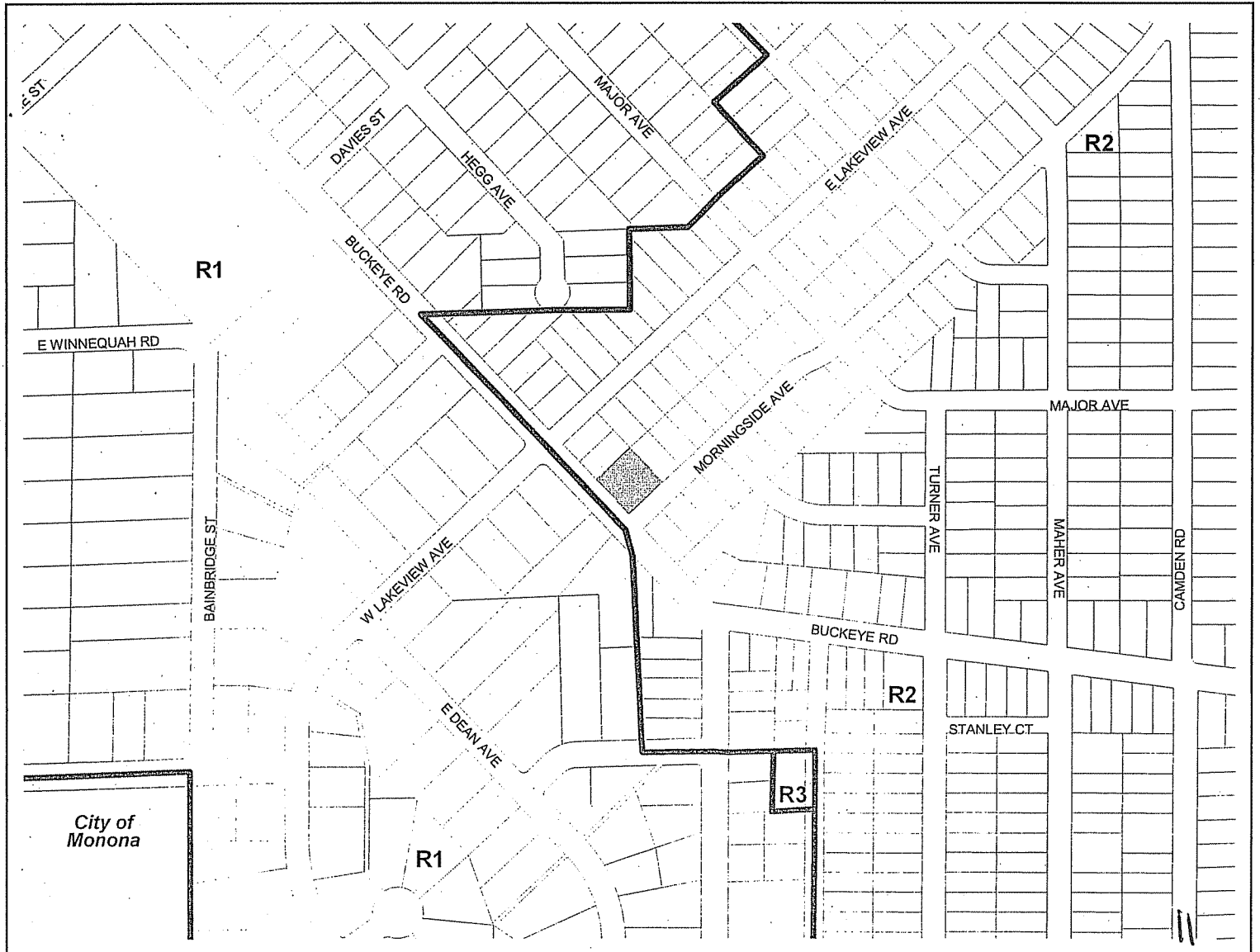
Existing Use: Single Family House
Proposed Use: Demolish House and Build
New Single Family Home

Public Hearing Dates:

Plan Commission 23 January 2006



For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



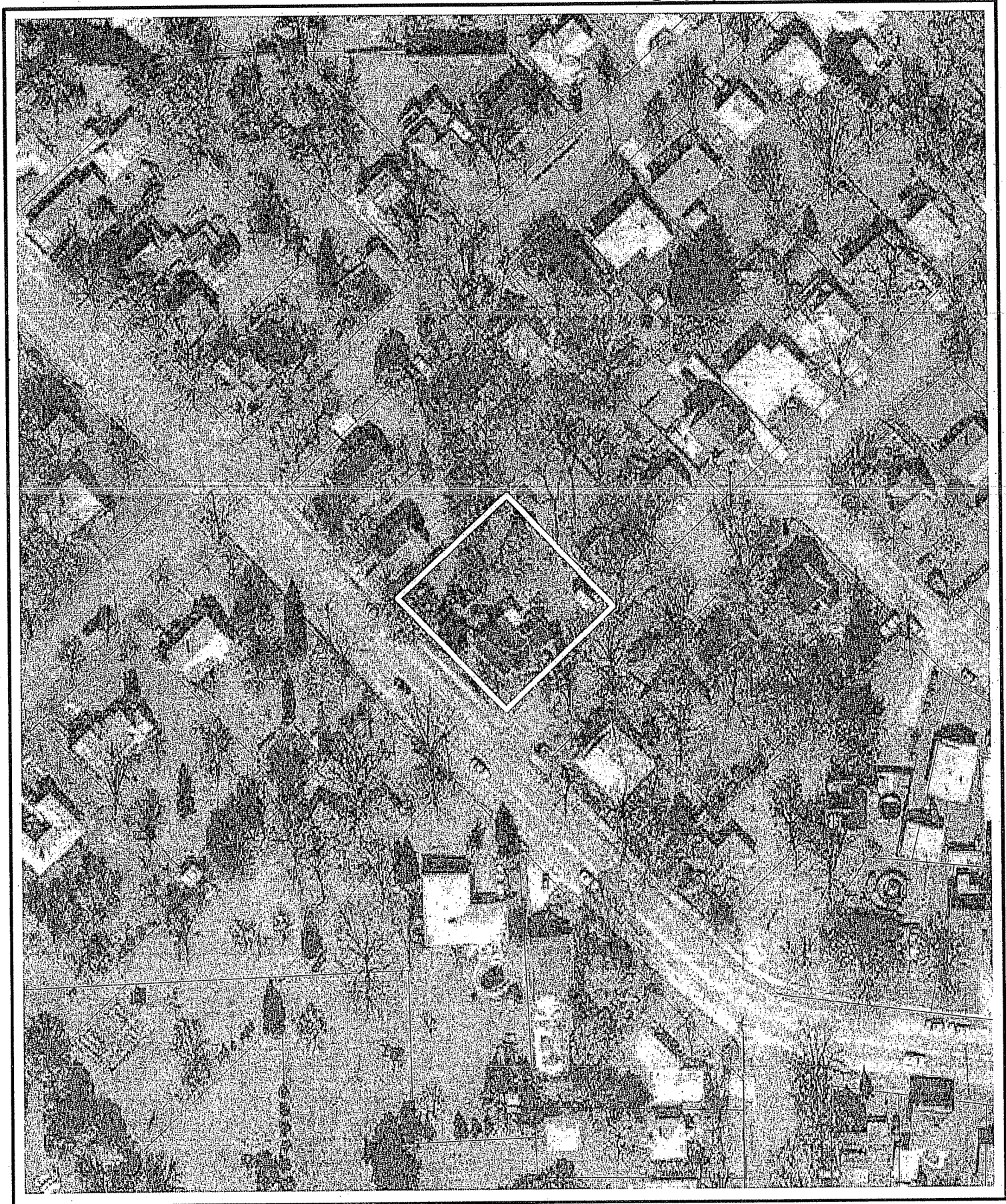
100 Morningside Avenue

0

100 Feet



Date of Aerial Photography - April 2000



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.
- 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 zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid 550 Receipt No. 66773
 Date Received 12/06/05
 Received By _____
 Parcel No. 0710-161-0803-9
 Aldermanic District 15-PALM
 GQ ok
 Zoning District R2
For Complete Submittal
 Application Letter of Intent
 IDUP Legal Descript.
 Plan Sets Zoning Text
 Alder Notification Waiver 12/5/05
 Ngrbrd. Assn Not. Waiver 12/5/05
 Date Sign Issued _____

1. Project Address: 100 MORNINGSIDE AVE. Project Area in Acres: .19

Project Title (if any): _____

2. This is an application for: (check at least one)

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<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: GEORGE RIGGIN Company: OPERATION FRESH START
 Street Address: 1925 WINNEBAGO ST City/State: MADISON, WI. Zip: 53704
 Telephone: (608) 244-4721 Fax: (608) 244-8162 Email: TIMOF5@HOTMAIL.COM
 Project Contact Person: SAME Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () _____ Fax: () _____ Email: _____
 Property Owner (if not applicant): SAME
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: RAZE EXISTING HOUSE AND REBUILD SINGLE FAMILY RESIDENCE ON EXISTING FOUNDATION.

Development Schedule: Commencement IMMEDIATELY Completion EARLY SUMMER '06

CONTINUE →

5. Required Submittals:

- Site 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:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: 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.
- Filing Fee:** \$ 550⁰⁰ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals

FOR ALL APPLICATIONS: 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either 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 who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

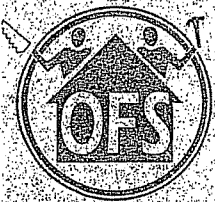
- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of 1988 LAND USE PLAN Plan, which recommends: RESIDENTIAL-LOW DENSITY (SINGLE UNIT) for this property
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:
LARRY PALM

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 Counter and Planning Unit staff; note staff persons and date:
 - Planner TIM PARKS Date 12/6/05 | Zoning Staff KATHY VOECK Date 12/6/05

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name George Riggan Date 12/6/05
 Signature George Riggan Relation to Property Owner Housing Director
 Authorizing Signature of Property Owner George Riggan Date 12/6/05



Operation Fresh Start, Inc.

Member YouthBuild Affiliated Network

People & Houses

December 1, 2005

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 Riggins
OFS Housing Director

1925 Minnaband Street
Madison, WI 53704
608-244-7721
Fax 608-244-8162
freshia@madison.lds.net
TTY 608-245-3805

1993 President's
Volunteer Action
Award Recipient





Operation Fresh Start, Inc.

Member YouthBuild Affiliated Network

People & Houses

1925 Winnago Street
Madison, WI 53704
608-244-4721
Fax: 608-244-9162
fresheta@madisonofst.net
TTY: 608-244-3305

1999 President's
Volunteer Action
Award Recipient

December 1, 2005

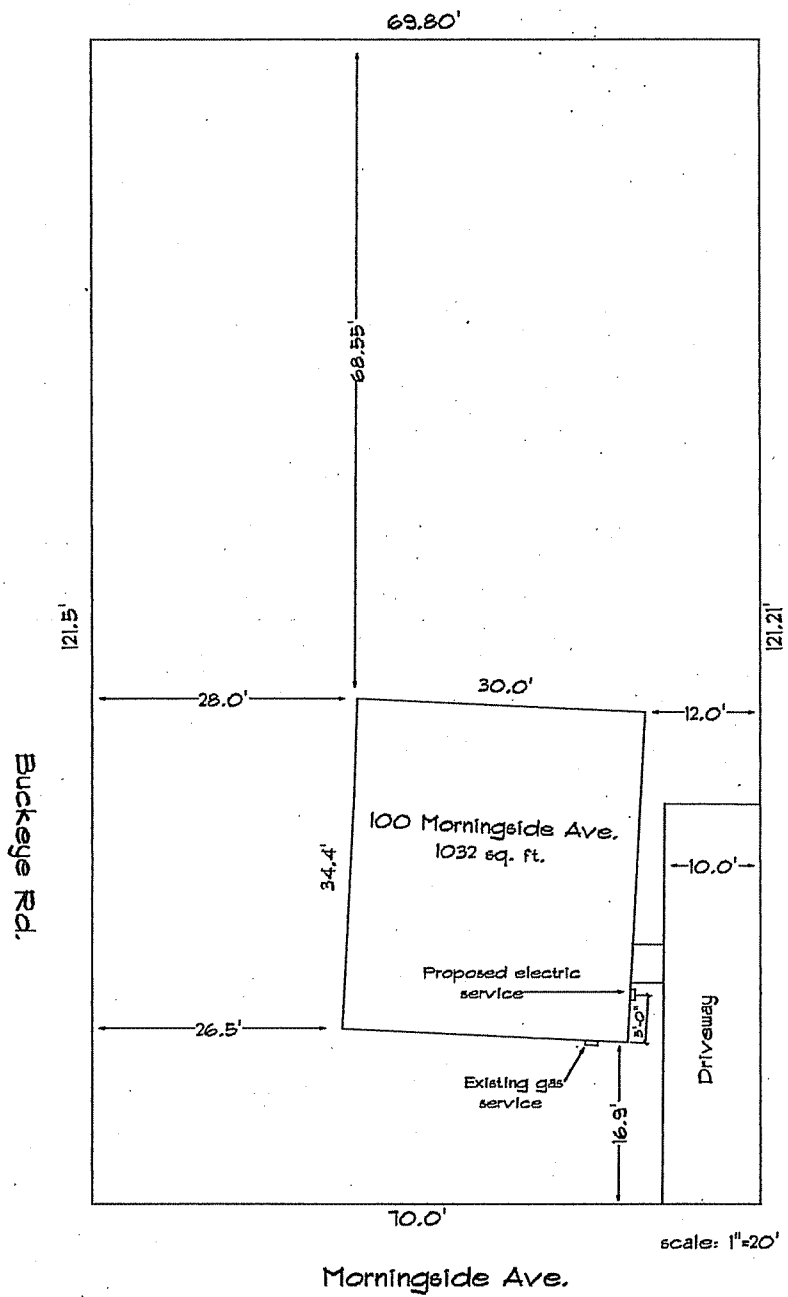
To: City of Madison Plan Commission

From: George Riggin, 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.





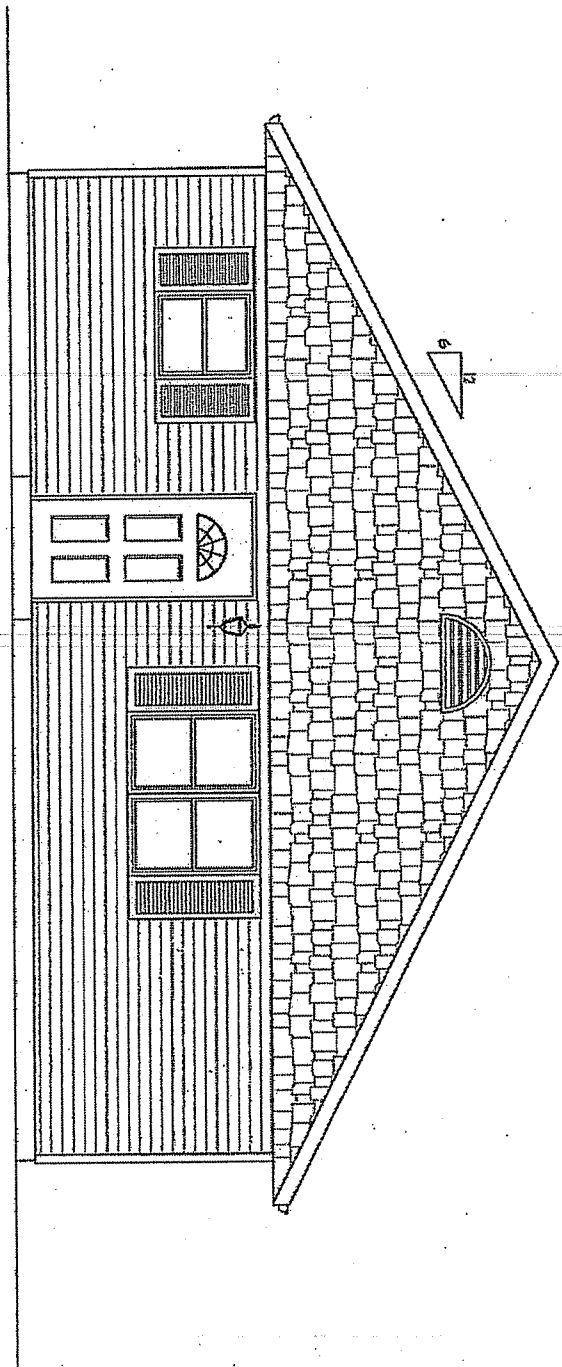
Site Plan

Operation Fresh Start

Site acreage: 8474 SQ.FT.

100 Morningside Ave.

Operation Fresh Start

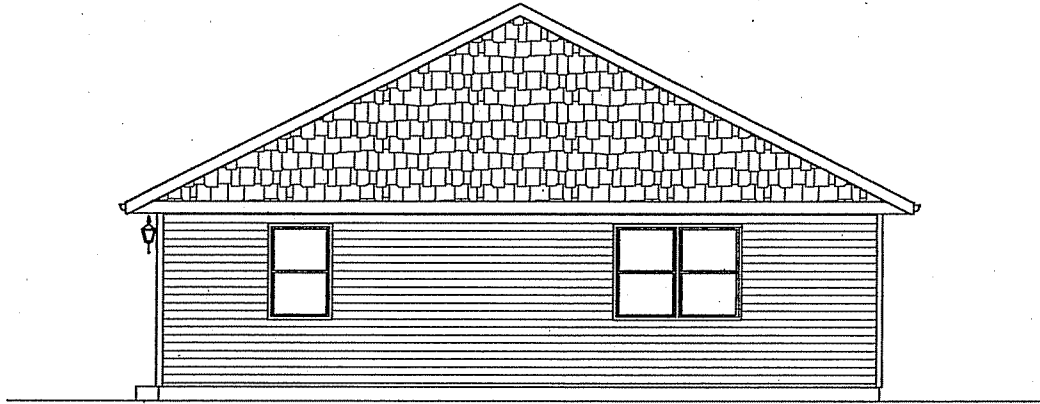


Front Elevation

Scale: 3/16" = 1'

100 Morningside Ave.

Operation Fresh Start

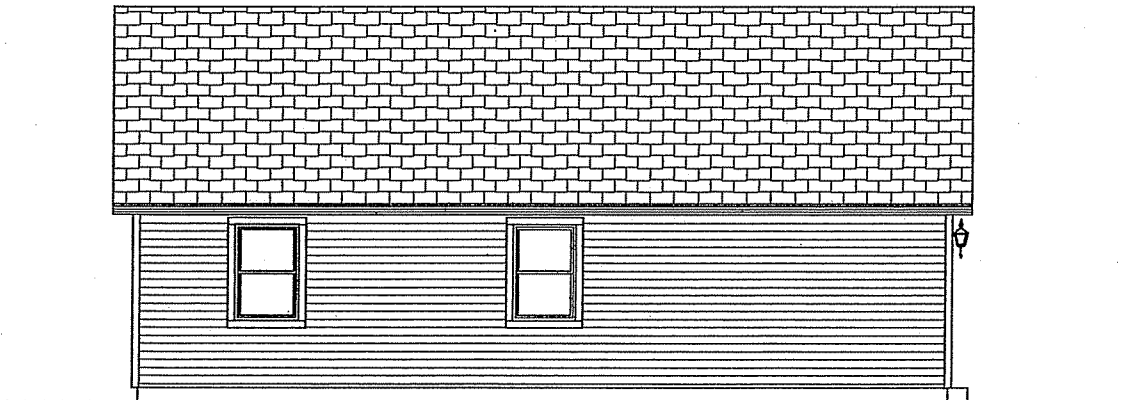


scale: 1/8" = 1'

Rear Elevation

100 Morningside Ave.

Operation Fresh Start

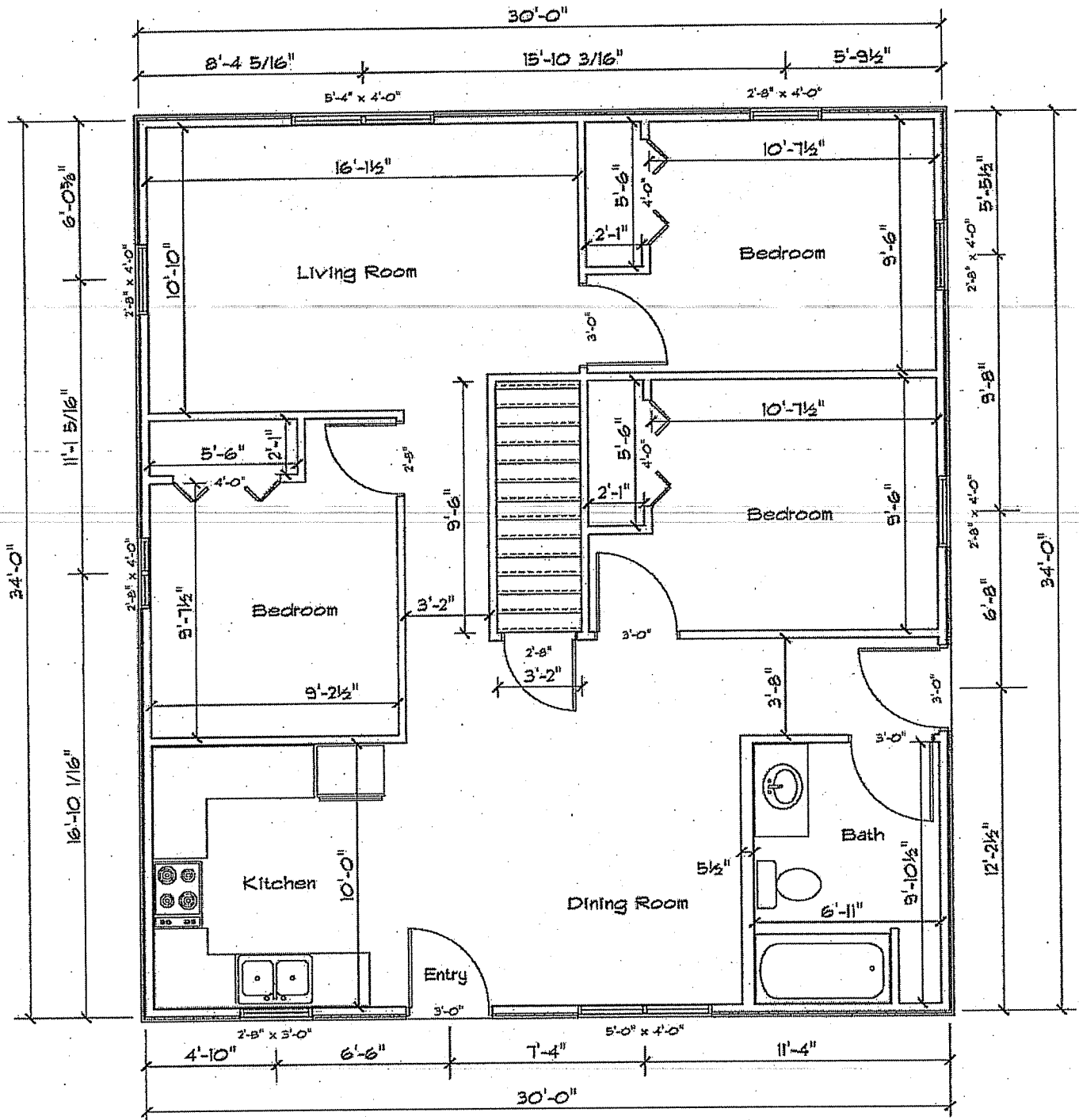


scale: 1/8" = 1'

Left Elevation

100 Morningside Ave.

Operation Fresh Start

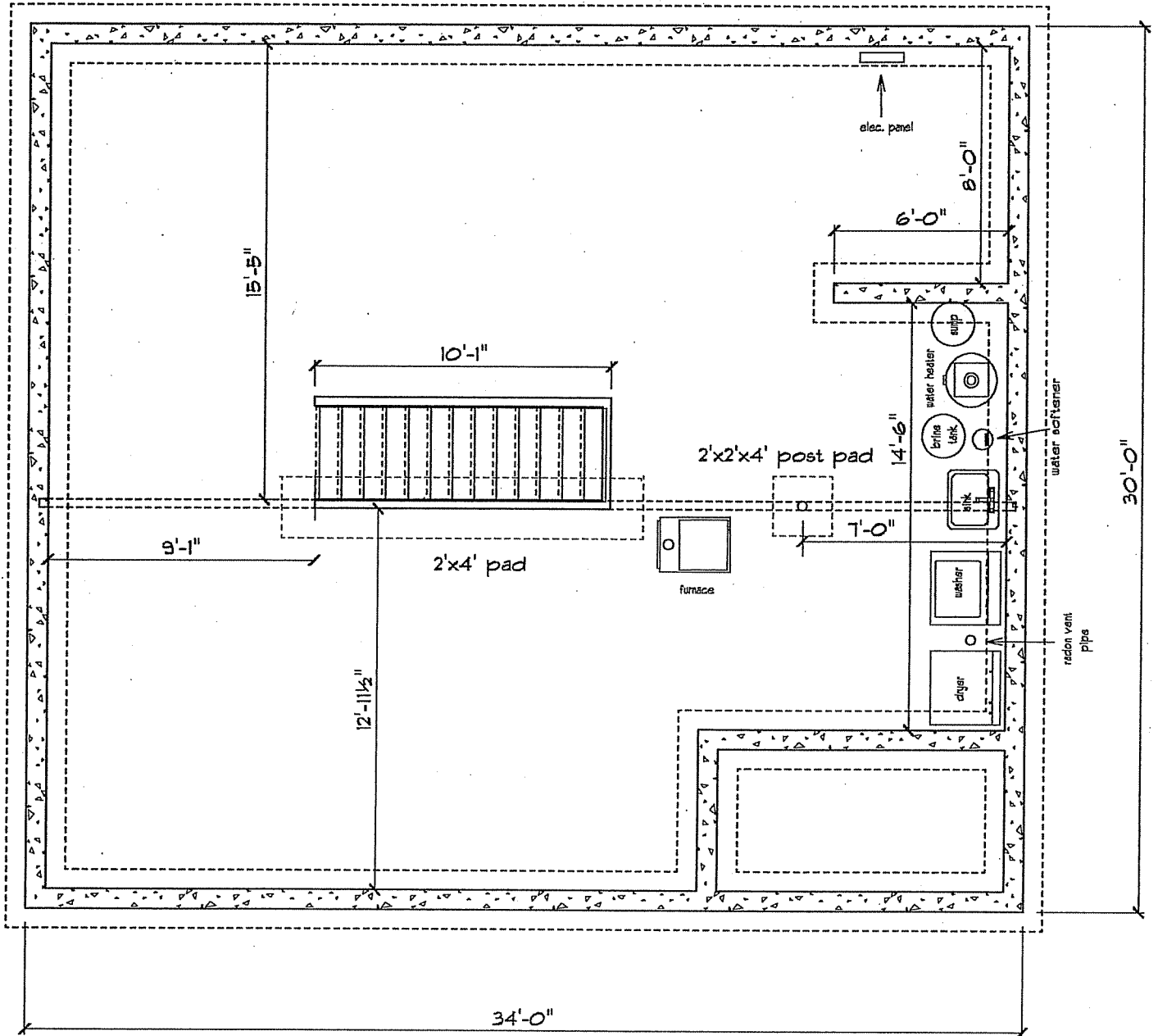


Floorplan

Scale: 3/16" = 1'

100 Morningside Ave.

Operation Fresh Start

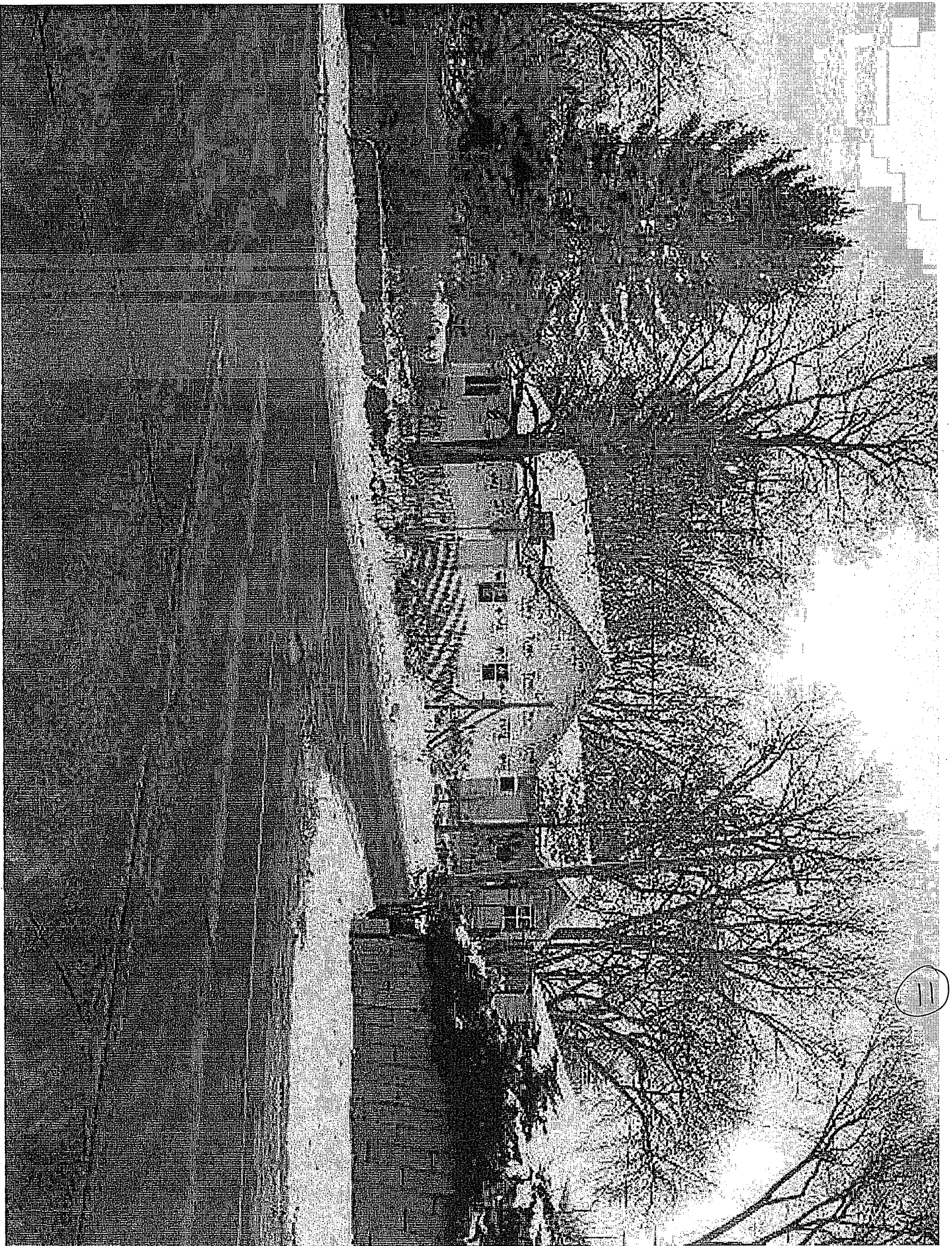


Foundation

Scale: 3/16" = 1'



FORMER RESIDENCE, DATED 22 MAY 1998



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