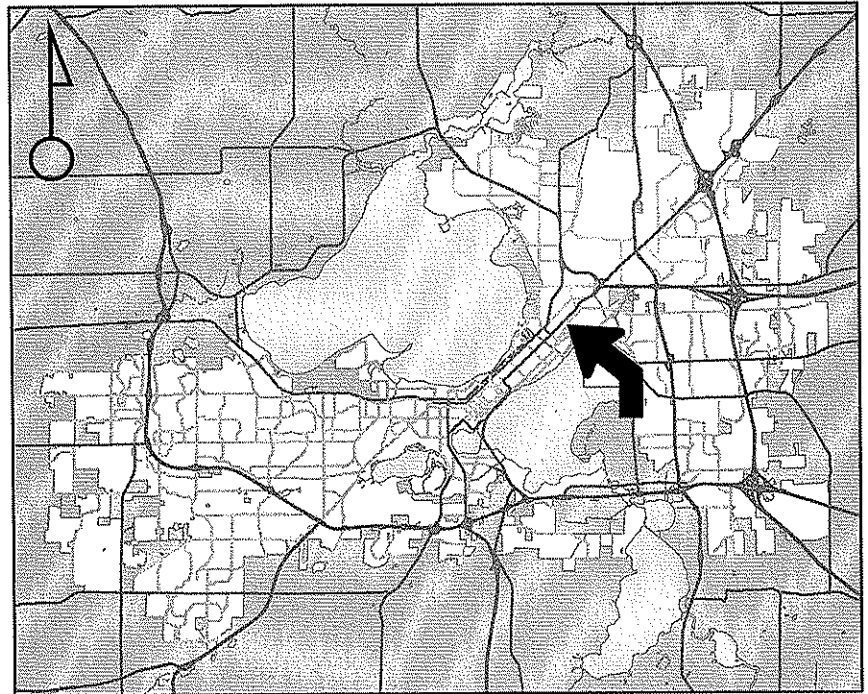




Location
2150 East Washington Avenue

Project Name
Furnald Residence

Applicant
Jacob Furnald



Existing Use
Single-Family Residence

Proposed Use
Add Dwelling Unit to Single-Family Residence

Public Hearing Date
Plan Commission
24 March 2008

For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 11 March 2008

4



4



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 zoning applications should be filed directly with the Zoning Administrator.

JR OFFICE USE ONLY:	
Amt. Paid	<u>550.00</u> Receipt No. <u>88649</u>
Date Received	<u>2/6/08</u>
Received By	<u>JK</u>
Parcel No.	<u>0710-063-0428-3</u>
Aldermanic District	<u>12 - Satya Rhodes-Conway</u>
GQ	<u>CU</u>
Zoning District	<u>R5</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<u>NA</u> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <u>NA</u>
Alder Notification	<u>2/3/08</u> Waiver <u>2/3/08</u>
Ngrhd. Assn Not.	<u>2/3/08</u> Waiver <u>2/3/08</u>
Date Sign Issued	<u>2/6/08</u>

1. Project Address: 2150 E Washington Ave Project Area in Acres: _____

Project Title (if any): _____

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

<input 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-GDP	<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 checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Jacob Fernald Company: _____
 Street Address: 2150 E. Washington City/State: WI Zip: 53704
 Telephone: (608) 770 1840 Fax: () Email: _____
 Project Contact Person: Same Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____
 Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: ADD a second unit to a single family building

Development Schedule: Commencement _____ Completion _____ 4

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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- + **Filing Fee: \$ 550** 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 buildings, **photos** of the interior and exterior 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 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 the: COMPREHENSIVE PLAN Plan, which recommends: LDR - LOW DENSITY RESIDENTIAL 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: EMERSON EAST

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 Counter and Planning Unit staff; note staff persons and date.
 - Planner KEVIN FINCHOW Date 1/25/2008 Zoning Staff MATT TUCKER Date 1/25/2008

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

Printed Name Jacob Fumald Date 1/25/2008
 Signature Jacob Fumald Relation to Property Owner _____

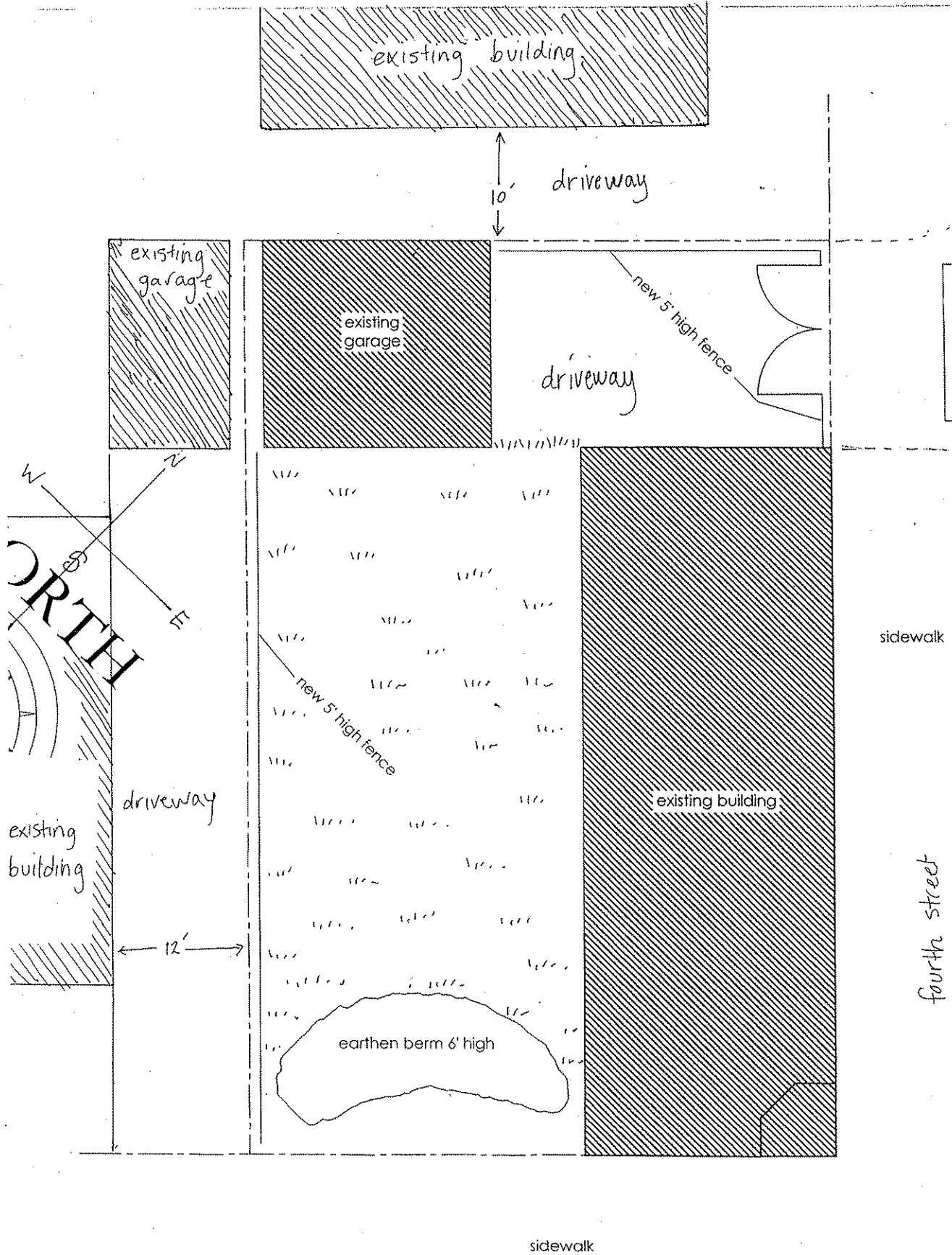
Authorizing Signature of Property Owner _____ Date _____

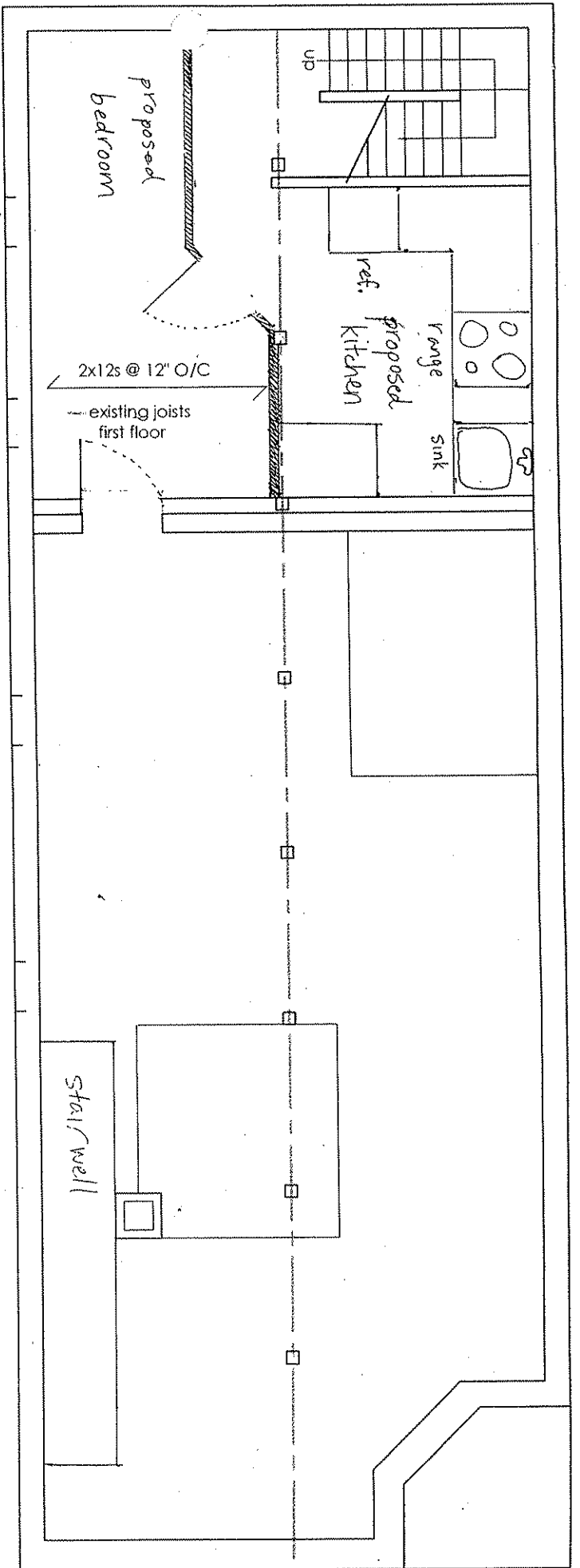
I purchased 2150 E. Washington about 3 and ½ years ago. The property was basically abandoned and dilapidated, but huge and showed quite a bit of potential due to it's size and location, etc. Since then I've re-done the siding, electrical, windows, roof, interior, plumbing and more. This home is essentially new or re-constructed.

At this point in time I feel prepared to develop a second apartment in this huge home and make better use of the space I own. I want to build a smaller unit on the first floor and basement level. My brother plans on living in the second apartment, and my girlfriend and I will have the upper unit.

We hope you can accommodate our plans.

Thank you,
Jacob Furnald
608 770 1840

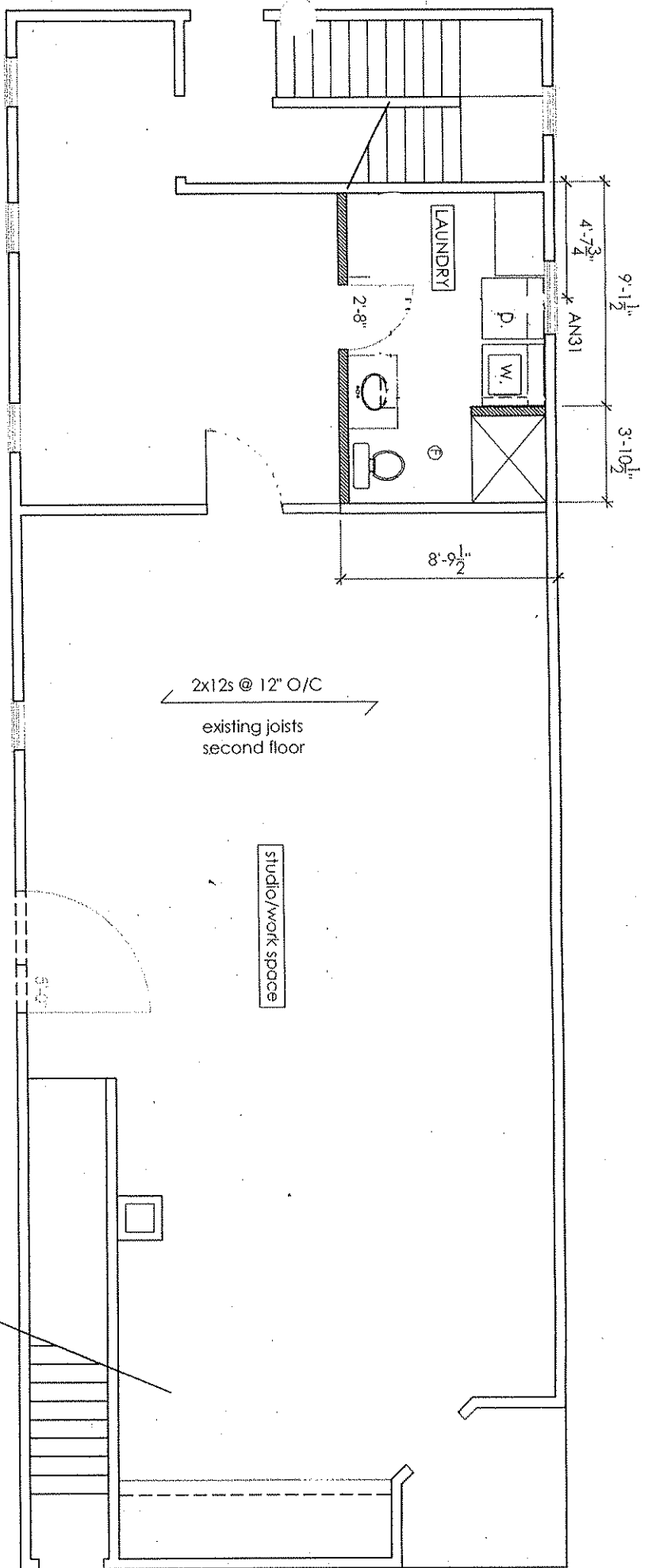




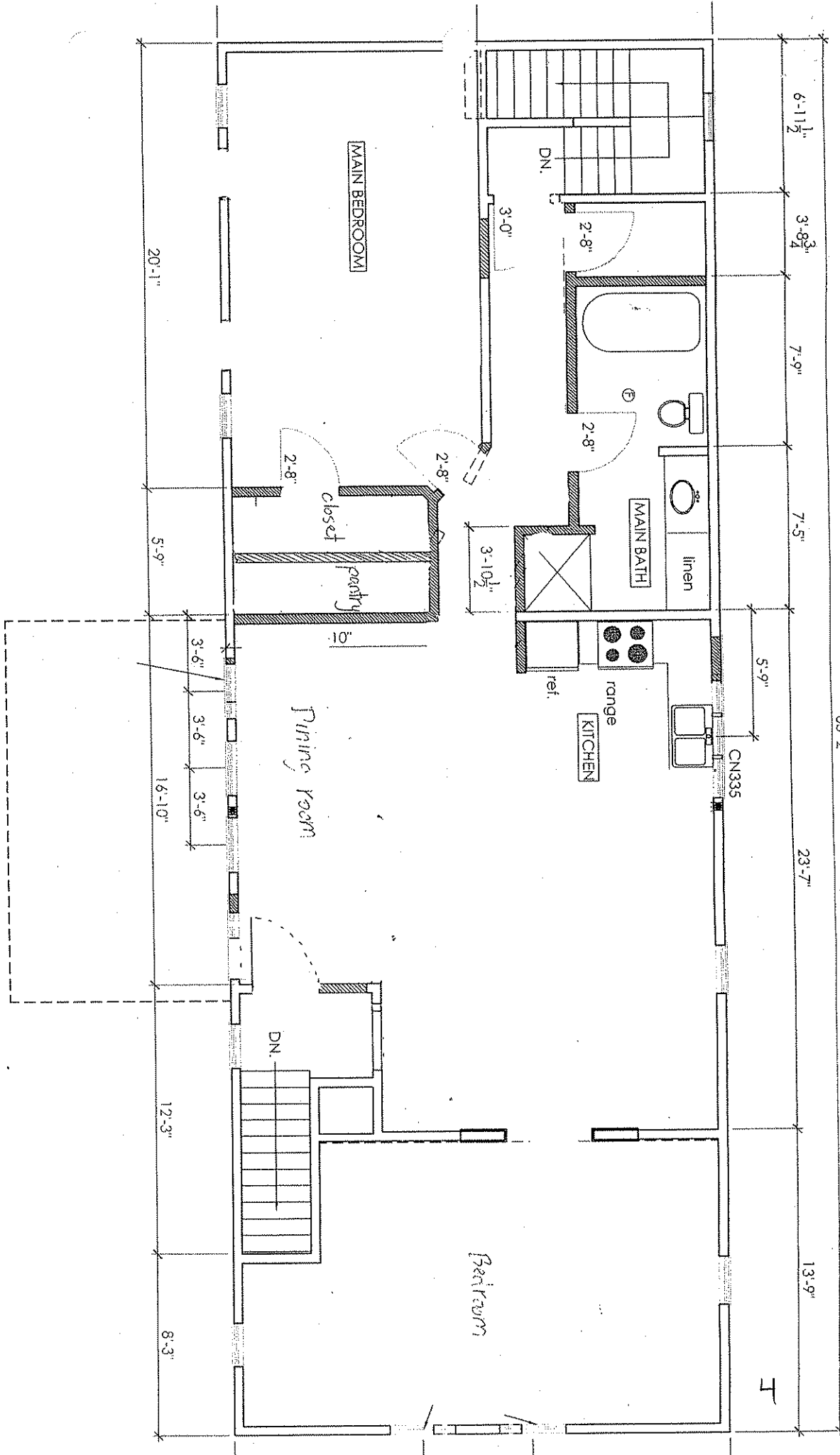
EXISTING BASEMENT FLOOR PLAN

scale 1/4" = 1'-0"

FIRST FLOOR PLAN

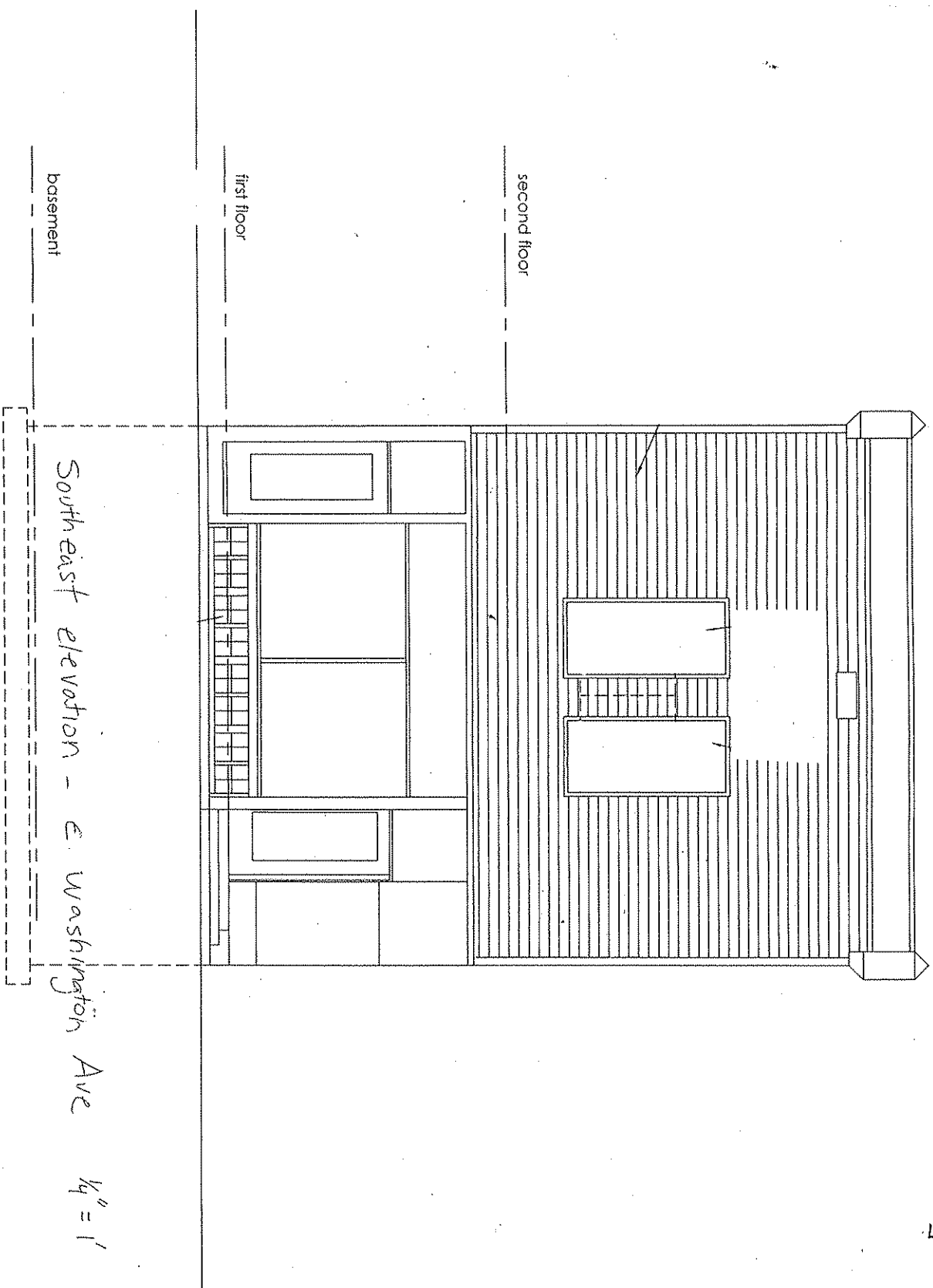


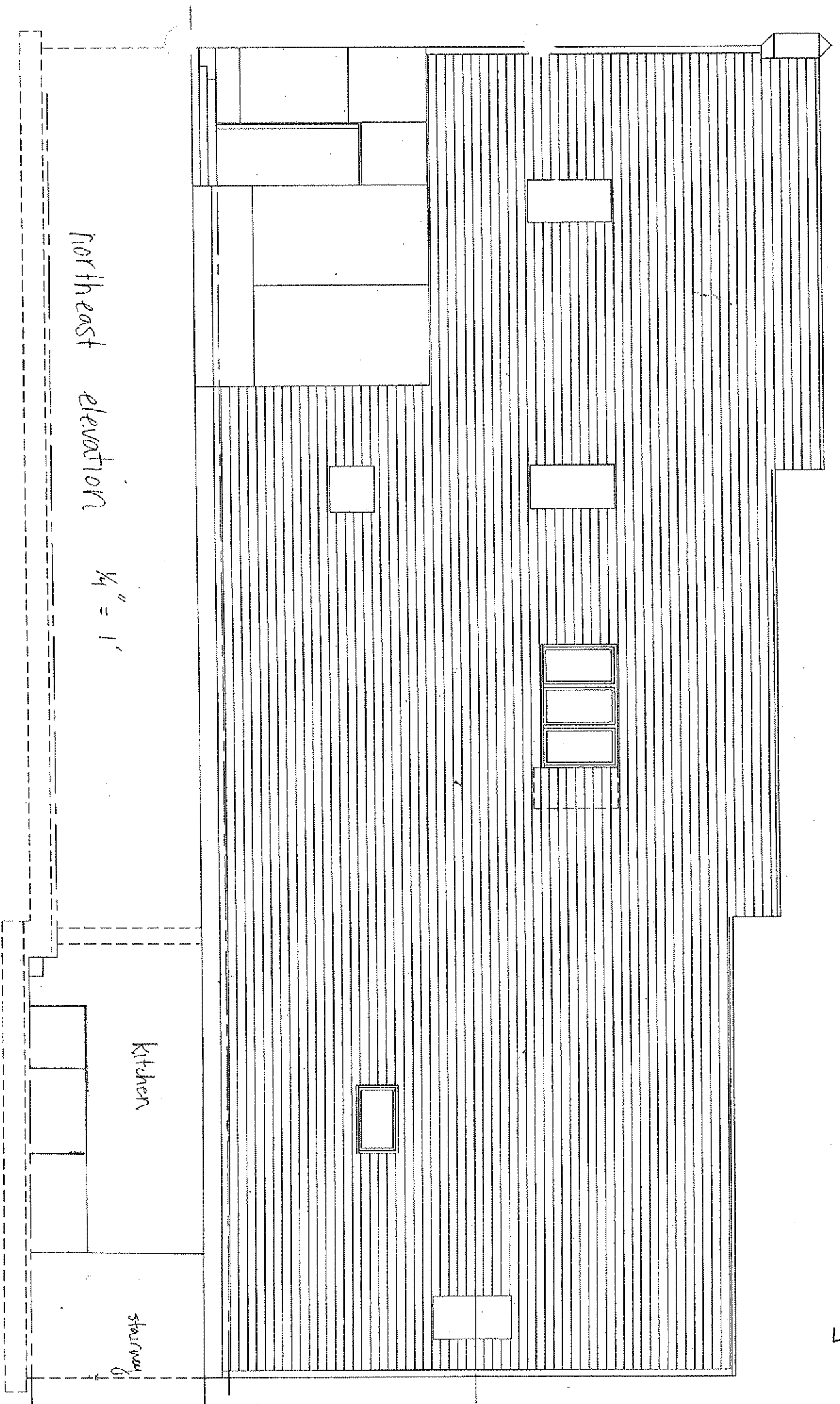
scale $\frac{1}{4}" = 1'-0"$



SECOND FLOOR PLAN

scale 1/4" = 1'-0"

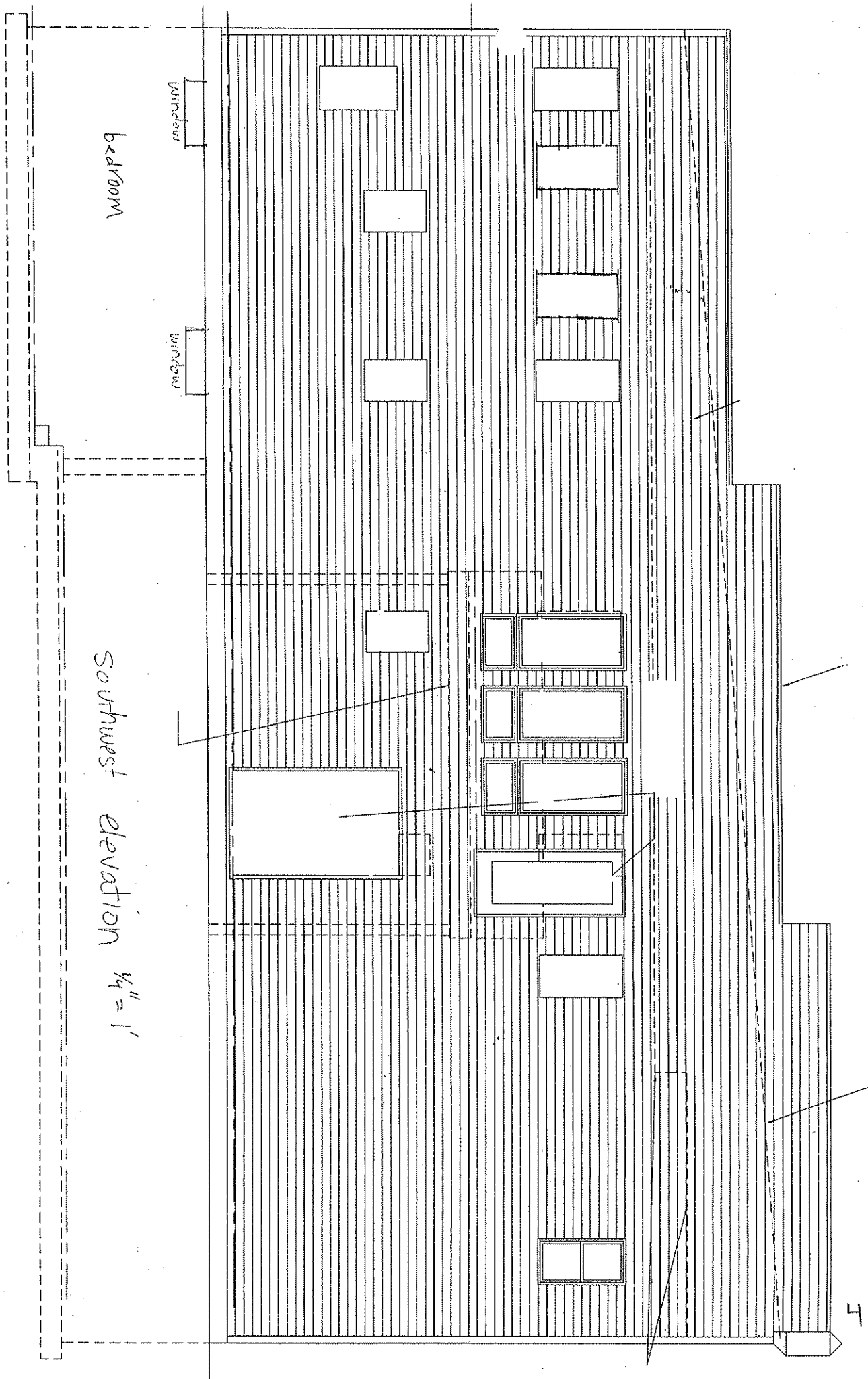




northeast elevation
1/4" = 1'

kitchen

stairway

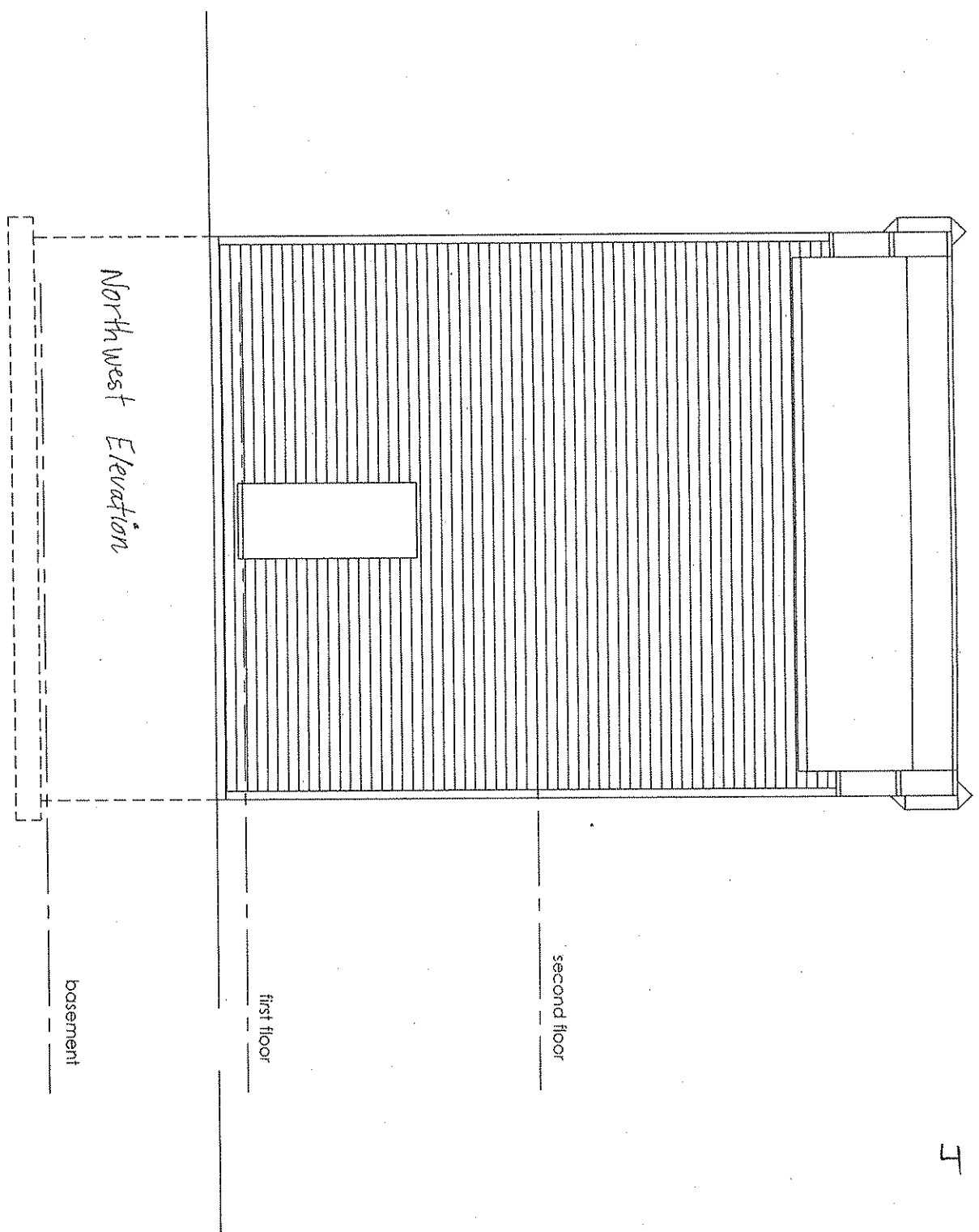


bedroom

window

window

Southwest elevation
 $\frac{1}{4}'' = 1'$





Josh Furnald <josh.furnald@gmail.com>

Hi, I've been informed that we need to give you 30 days notice

7 messages

Josh Furnald <josh.furnald@gmail.com>
To: district12@cityofmadison.com

Sun, Feb 3, 2008 at 6:38 PM

When I talked to Kevn Firchow, AICP, at the Planning Division, Department of Planning and Community and Economic development, he explained this whole mess to me late last week. He also told me that he thought this was a non-contentious change, and everyone might be willing to help streamline the process. I would welcome the opportunity to meet with you personally, or talk on the phone. You could even check out the house if you'd like; we're proud of what's been done here. The city has asked me to bring a copy of this email and your reply to the meeting. I hope to meet with them on March 5, so we are within the 30 days notice, although just barely.

Regardless, I'll try to keep this short for you, since no one enjoys too much blather. We want to convert our single family home into a two family home and we working on a conditional use permit.

My brother, Jacob Furnald, owns 2150 E. Washington Ave. It is our home on the corner of 4th and E. Wash, right next to East High. Our house looks like a storefront, it's a huge rectangular, blue sided, 2 story on the South side of the school. My brother purchased the home about 3 years ago, and it was in a considerable state of disrepair. I haven't seen him for about that much time, since he rebuilt the entire building primarily with his own hands since. We have new heating, electrical, siding, roof, insulation, windows, walls, etc. and our house is beautiful. He had originally planned to share the house with his wife at the time, but they've since divorced. At this point in time, we'd like to make a small one bedroom apartment downstairs for me, and build a 2nd kitchen. My brother lives upstairs with his live in partner, and due to the presence of this third party, we have to get the zoning changed if we want to build a second kitchen.

You can verify any of my statements with Kevin F, I imagine at 608 267 1150, but they've told us that since we don't really want to change the density of the people living in the home, or use up a bunch of open space, and the exterior of the home will remain unchanged, this project could be viewed as **not that much of a change**. My brother and I intend on staying in this home for a long time to come, and we are trying to create a homestead, if you will. Many of the interior features and even the exterior of the home our unique, and I believe, a great addition to the E. Side of Madtown.

We are both townies, having grown up here. I run the University Inn on State and have been a Mullin's employee for almost ten years now. I've served on the board of directors for the Wilmar Center, and donated hundreds of hours in the Willy/Marquette neighborhood at festivals etc. You could bend Gary Kalas' ear if you want to hear nice things. I met the Wilmar folks through the Madison Skatepark Fund. We've been working with the City to get a free public park for skaters and rollerbladers for the past 8 years. Regardless of how you feel about skateboarders (wink) you should at least realize that we are passionate about improving this community through grass roots activities. I no longer ride anyhow, and founded that non-profit for primarily altruistic reasons. I can explain more some other day, if you care... My brother, similarly, took this building from a dump to a home through what is aptly called sweat equity.

I'm hoping that you have a moment to respond, since I also have one question for you. I would like to meet with the neighborhood association in the next month or so and talk to them about our thoughts.

4

It'd be nice to meet all these folks anyhow. I wonder if you have any contacts, or could simply forward this email to someone that would be willing to contact me at their leisure. Sometime in the future we are thinking about putting a mural up facing E.High, since we get tagged all the time. We have this beautiful white wall, and the gentleman who did that new huge piece on the side of Tranquil Tatto and who also did the side of N.Orleans Takeout (the jazz piece) has offered to work on our wall. That project is slated for summer, but I'd like to meet the group, talk about our home in general, and see if anyone has any issues with an edifying piece of art facing the school. We are thinking something in the vein of the power of the imagination: the worlds we can travel too in our little brains..... I don't want to get too side tracked since the mural is really just something fun and exciting, and we must FINISH this renovation for sanity's sake.

I'll tell you on a private note that my bro's girlfriend is extremely passionate about cooking, and I'm simply terrified to use her knives etc. She tells me that I'm welcome to the whole area.....but PLEASE, who doesn't now better than that. Cooks are territorial and I'm a fumbler in the kitchen. We're just trying to keep the peace, essentially.

I really appreciate you taking the time to read all this. My English Degree has left me rather verbose, I suppose. I hope you at least chuckled at something here....

Please feel free to give me a call or email or carrier pigeon

I work Monday, Tuesday, Thursday, Friday, Saturday this week at the University Inn from 7am till about 3 or so. 608 257 4881. Please feel free to call me at work.

608 213 7853 is my Cell anytime from 3pm till 10 pm....

Please and thank you,
Sincerely,
Joshua Furnald
and
Jacob Furnald

Sun, Feb 3, 2008 at 11:57
PM

Rhodes-Conway,Satya <district12@cityofmadison.com>

To: Josh Furnald <josh.furnald@gmail.com>

Josh -

Thanks for your email. Not having access to a carrier pigeon, you'll have to settle for an email back. I drove by your house tonight - it looks like you've made some significant progress. I've always wondered how that renovation was going. Pending input from staff and the neighborhood, I don't think I'll have a problem supporting a conditional use permit. I've forwarded this email to John Koch, co-chair of the Emerson East neighborhood association, to see what he thinks. Incidentally, he lives just down the block from you. I like the idea of a mural - but you'd have to get a conditional use permit for that as well, you know.

Let me know if John doesn't get in touch soon.

Satya

From: Josh Furnald [<mailto:josh.furnald@gmail.com>]
Sent: Sunday, February 03, 2008 6:39 PM

4

To: Rhodes-Conway,Satya

Subject: Hi, I've been informed that we need to give you 30 days notice

[Quoted text hidden]

John Koch <eenapres@yahoo.com>

Mon, Feb 4, 2008 at 8:26 AM

To: josh.furnald@gmail.com

Cc: Satya Rhodes-Conway <district12@cityofmadison.com>

Hi, Josh,

I'm the current chair of the Emerson East Neighborhood Association, and I live four or five doors down from you, and I've talked to either you or Jacob when we were passing by and Bugsy was out. That building has a long and interesting history, and it's nice seeing it being fixed up.

EENA has a meeting coming up on Wednesday, Feb. 6, 6:30-8:00pm, at Bashford United Methodist Church, 329 North St. Our web page is at emersonseast.org, and that page has a link for joining our online discussion list.

I could be wrong (I have been wrong before, in fact), but I don't think anyone would have a problem with the conditional use permit, particularly given the history of the building under the last owner. The mural sounds like a very interesting project, and some people in the neighborhood might have some opinions on the design. The high school might be interested also. Our agenda for Wednesday's meeting is pretty full, and already sent out. But if you want to make a proposal about the mural, we can put you on an agenda in the next few months.

John Koch

"Rhodes-Conway,Satya" <district12@cityofmadison.com> wrote:

John -

This gentleman asked to be put in touch with the neighborhood association. Would you please contact him?

Thanks
Satya

From: Josh Furnald [<mailto:josh.furnald@gmail.com>]

Sent: Sunday, February 03, 2008 6:39 PM

To: Rhodes-Conway,Satya

Subject: Hi, I've been informed that we need to give you 30 days notice

When I talked to Kevn Firchow, AICP, at the Planning Division, Department of Planning and Community and Economic development, he explained this whole mess to me late last week. He also told me that he thought this was a non-contentious change, and everyone might be willing to help streamline the process. I would welcome the opportunity to meet with you personally, or talk on the phone. You could even check out the house if you'd like; we're proud of what's been done here. The city has asked me to bring a copy of this email and your reply to the meeting. I hope to meet with them on March 5, so we are within the 30 days notice, although just barely.

Regardless, I'll try to keep this short for you, since no one enjoys too much blather. We want