

Wednesday, June 10, 2015

Matt Tucker
City of Madison Zoning Administrator
Madison Municipal Building Suite LL-100
215 Martin Luther King Jr. Blvd.
P.O Box 2985
Madison, Wisconsin 53701-2985

Dear Matt:

Please find included, with this Letter of Intent, our Rezoning/Conditional Use application package for the City of Madison Plan Commission's approval. This application is for the property located at 109 East Lakeside Street, Madison, Wisconsin 53715. The property is located in the Bay Creek Neighborhood, which is within Madison Common Council District 13.

There is one building on this property. It is a two-story structure with a partial second story. This site is currently zoned TR-V1. We are looking to rezone the property to LMX zoning, which will allow our intended use, which is retail on the first floor with one dwelling unit on the second floor. The retail use is sales of vintage items, including furniture, housewares and clothing, which requires a Conditional Use.

We have already had several meetings with City staff regarding this request, and have spoken to the area alderperson, Lucas Dailey and then Sara Eskrich, who has no objections to this use. We have also presented to the Bay Creek Neighborhood Association, and there was general support expressed at that meeting.

There will be major interior construction work and moderate exterior construction work, as outlined in our drawings. It will be completed within 12 months of city signoff on our conditional use.

The site for this project is 0.126 acres or 5500 square feet.

First floor (retail) is 1650 square feet gross.
Second floor (residential) is 510 square feet gross

Hours of operation of the retail space are as follows:
Monday through Saturday, 10 am to 6 pm
Sunday, noon to 5 pm

We will have two car parking spaces including one barrier-free space. We will have two bike parking spaces. See our site plan.

Our lot coverage is 70%
Usable open space is 1800 square feet

Value of land is \$44,100 according to the 2015 city assessment.
Estimated cost is \$100,000
Number of jobs created: one full-time position, one part-time position.
No public subsidy is required.

The primary contact persons for zoning issues for this project are:

Jim Glueck
Glueck Architects
116 North Few Street
Madison 53703
(608) 251-2551
email address glueckarch@sbcglobal.net.

Janelle Munns
818 West Lakeside Street
Madison, WI 53715
(608) 320-7085
email address janellemunns@gmail.com

If there are any questions or concerns or any additional information required, please do not hesitate to contact Jim Glueck or me.

Sincerely,

Janelle Munns
Lakeside 109 LLC

Attachments

