

To the Plan Commission:

Letter of Intent for
403 West Lakeside Street
Madison, Wisconsin

The building at 403 West Lakeside, formerly a liquor store, will be converted to a live/work use that will be more than 50% residential. The construction schedule will be about six weeks and will be executed by Essence Builders.

The home occupation, art restoration, will be compliant with zoning requirements. Hours of operation of the home occupation will be from 10:00am – 5:00pm weekdays. There will be a low frequency of specialized clientele, with most clients sending work by UPS or Fed Ex. The owner of the building, Donna Page, will be the sole operator.

There are three parking spaces adjacent to the building on a 43' x 42' concrete pad. Changes to the building will affect the interior only, and include a required additional door and two new windows, one on each of the side walls of the building. The exterior of the building will not be altered and there will be no changes to landscaping at this time. The existing liquor store sign will be removed.

No school children generated by occupancy. The contractor will provide for removal of construction debris with a 20-yard waste management container. No additional equipment is needed.