

To: City of Madison Plan Commission
From: Lucinda Smith & Ellie Hutcherson
Date: 1-24-2026

Subject: Conditional Use Application for Home Occupation
Address: 2302 Willard Ave.
Zoning: TR-VI

We are filing for a conditional use application for the purpose of establishing a home occupation on our property located at 2302 Willard Avenue. The goal in applying for home occupation is to operate Lucinda's electrolysis business within an ADU we intend to build later this year. The ADU will be used as guest space for visiting family and friends with one of the bedrooms set up as a treatment room for clients. The new ADU will be located above a new garage and contain two bedrooms, one bathroom, a kitchen and living space. Schematic design drawings are attached. The entrance to the ADU will be accessed from the city sidewalk via the driveway. A non-illuminated sign will be placed near this entrance.

The business does not involve any retail, on-site wholesaling, manufacturing, assembling, or limousine, towing or auto services. No noisy mechanical equipment will be used in doing business.

We have spoken with several neighbors who have expressed their support of our application and, as of the writing of this letter, there have been no concerns.

Thank you for your consideration.
Sincerely,
Lucinda Smith & Ellie Hutcherson