



**Location**

403 Lakeside Street

**Project Name**

Lakeside Street Residential

**Applicant**

Donna Page/  
Kristi Ross – Essence Builders

**Existing Use**

Vacant Commercial Space

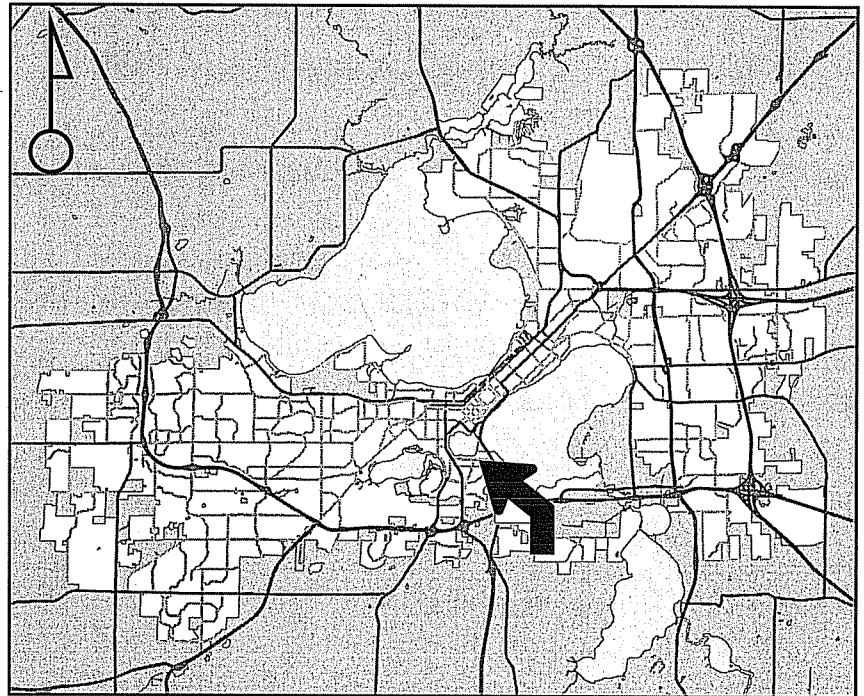
**Proposed Use**

Allow Residential Use on  
1st Floor in C1 Zoning

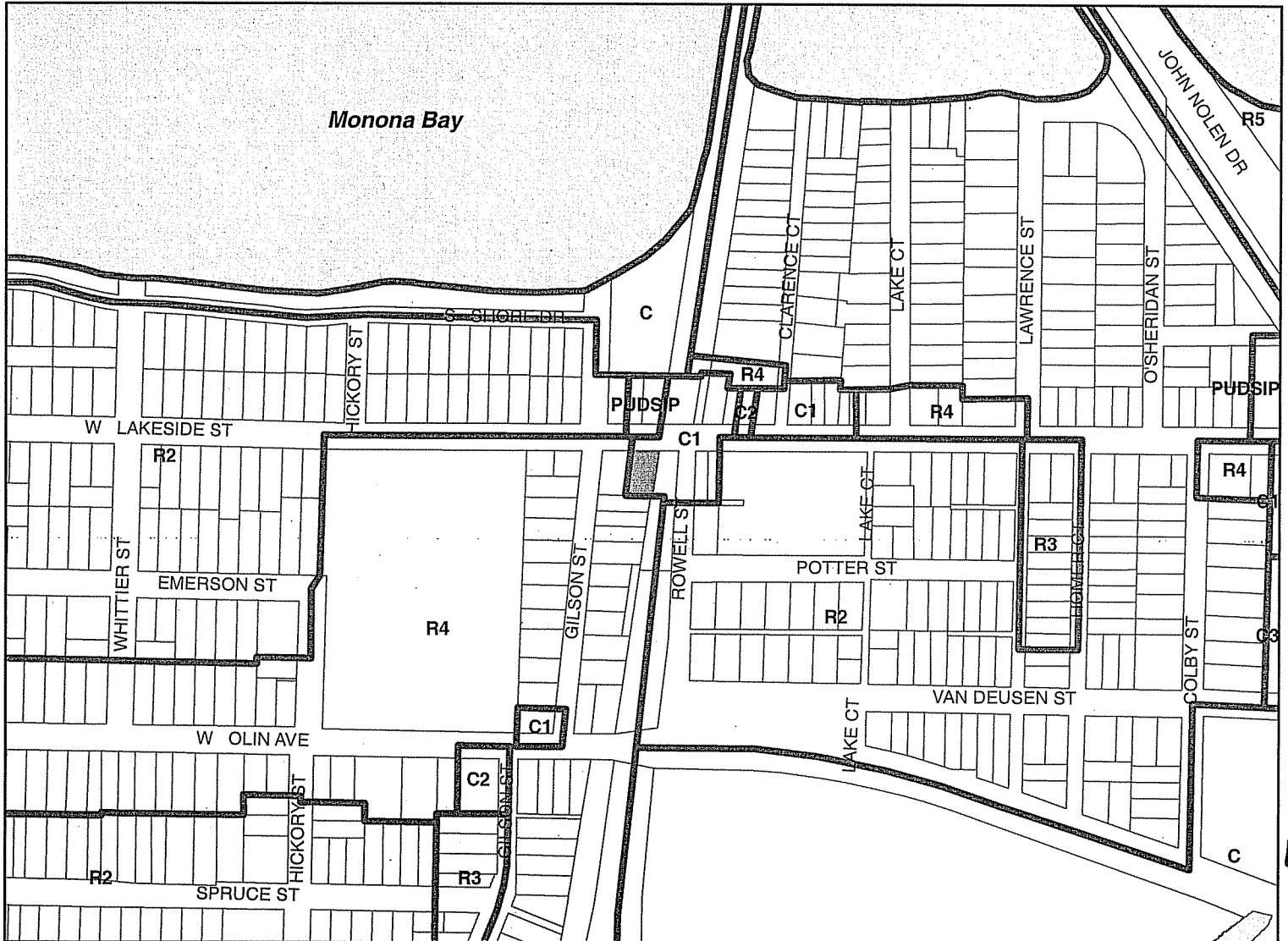
**Public Hearing Date**

Plan Commission

23 July 2007



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







# LAND USE APPLICANT LOCATION 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid \$ <u>550<sup>00</sup></u>	Receipt No. <u>82116</u>
Date Received <u>6-6-07</u>	
Received By <u>RT</u>	
Parcel No. <u>0709-261-1302-1</u>	
Aldermanic District <u>13, Julia Kerr</u>	
GQ <u>RR, ALC</u>	
Zoning District <u>C1</u>	
<b>For Complete Submittal</b>	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <u>N/A</u>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <u>N/A</u>
Alder Notification <u>?</u>	Waiver <u>Coming?</u>
Ngrbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. Project Address: 403 W. Lakeside Project Area in Acres: .18 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-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: Donna Page Company: \_\_\_\_\_

Street Address: 160 Lispenard St. #2R City/State: New York, NY Zip: 10013

Telephone: (608) 215-2187 Fax: ( ) Email: \_\_\_\_\_

Project Contact Person: Kristi Ross Company: Essence Builders

Street Address: 500 Knightsbridge Rd. City/State: Wauwatosa, WI Zip: 53597

Telephone: (608) 235-8780 Fax: (608) 850-4047 Email: kristi@essencebuilders.com

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: Change interior to accommodate residential dwelling with live/work space for home occupation, artisans studio, in compliance with zoning regulations.

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_

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:
  - 14 { • **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](mailto: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 / SOUTH MADISON NBHD Plan, which recommends: LOW-DENSITY RES. / DOWNZONE FROM C1 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:  
JULIA KERR WARDEN @U-DA, 6-7-07.
- 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 Jessie Fricow Date 6-4-07 | Zoning Staff MAX TUCKER Date 6-4-07

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

Printed Name Kristi ROSS Date 6/6/07  
 Signature Kristi Ross Relation to Property Owner General Contractor

Authorizing Signature of Property Owner Donna Page Date 6/6/07

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.

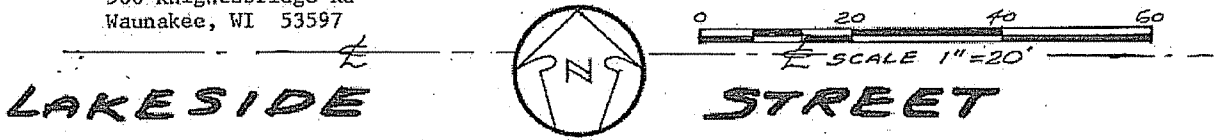
**CHENEY - LAND SURVEYORS - MADISON**  
 SINCE 1952 -

Prepared for:  
 Essence Builders  
 Kristi Ross  
 500 Knightsbridge Rd  
 Waunakee, WI 53597

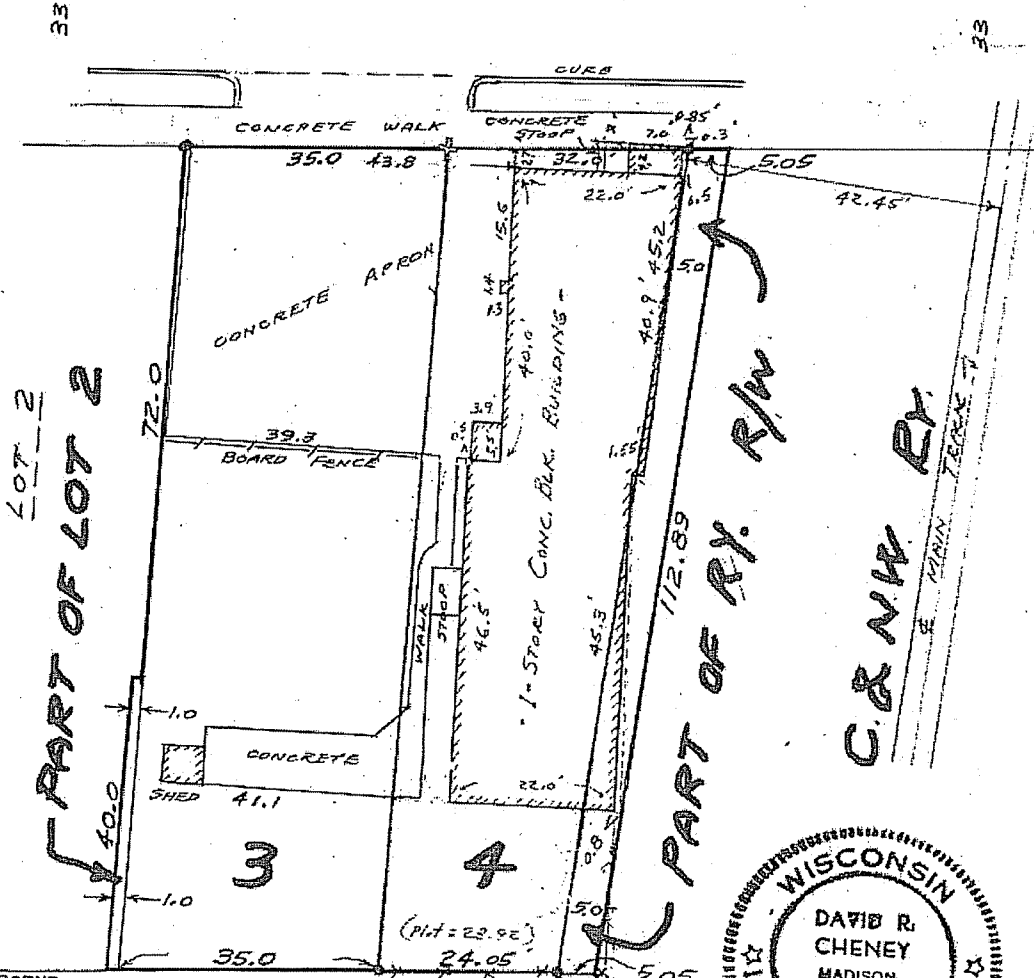
LEGAL DESCRIPTION (see sheet 2)

Sheet 1 of 2 sheets

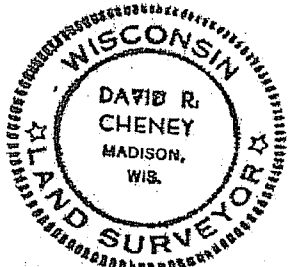
**SURVEY MAP**



**LAKESIDE STREET**



- LEGEND**
- Denotes iron stake found
  - Denotes iron stake driven
  - ★ Denotes Survey Monument



**SURVEYOR'S CERTIFICATE** I, David R. Cheney, S-45, Registered Wisconsin Land Surveyor, do hereby certify that I have surveyed the above described property and the above is a true representation thereof and shows the location of the property, the exterior boundaries, the location of all visible structures, the dimensions of all buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the property and those who purchase, mortgage or guarantee the title thereto within one year from the date thereof and as to them I certify the accuracy of said survey and map.

Dated this 6 day of JUNE 2007

*David R. Cheney*  
 David R. Cheney S-45

Street

20'7"

door 36"

403 W. Lakeside

Donna Page  
608-215-2187

save existing shelves

exposed stack

drywall over window

drywall over window

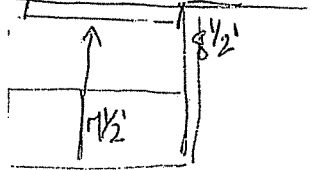
windows expand w/ AC. above

existing stain wall

remove old AC

new window(s)  
move long AC to side front a bay window

gap in wall between adm + kitchen

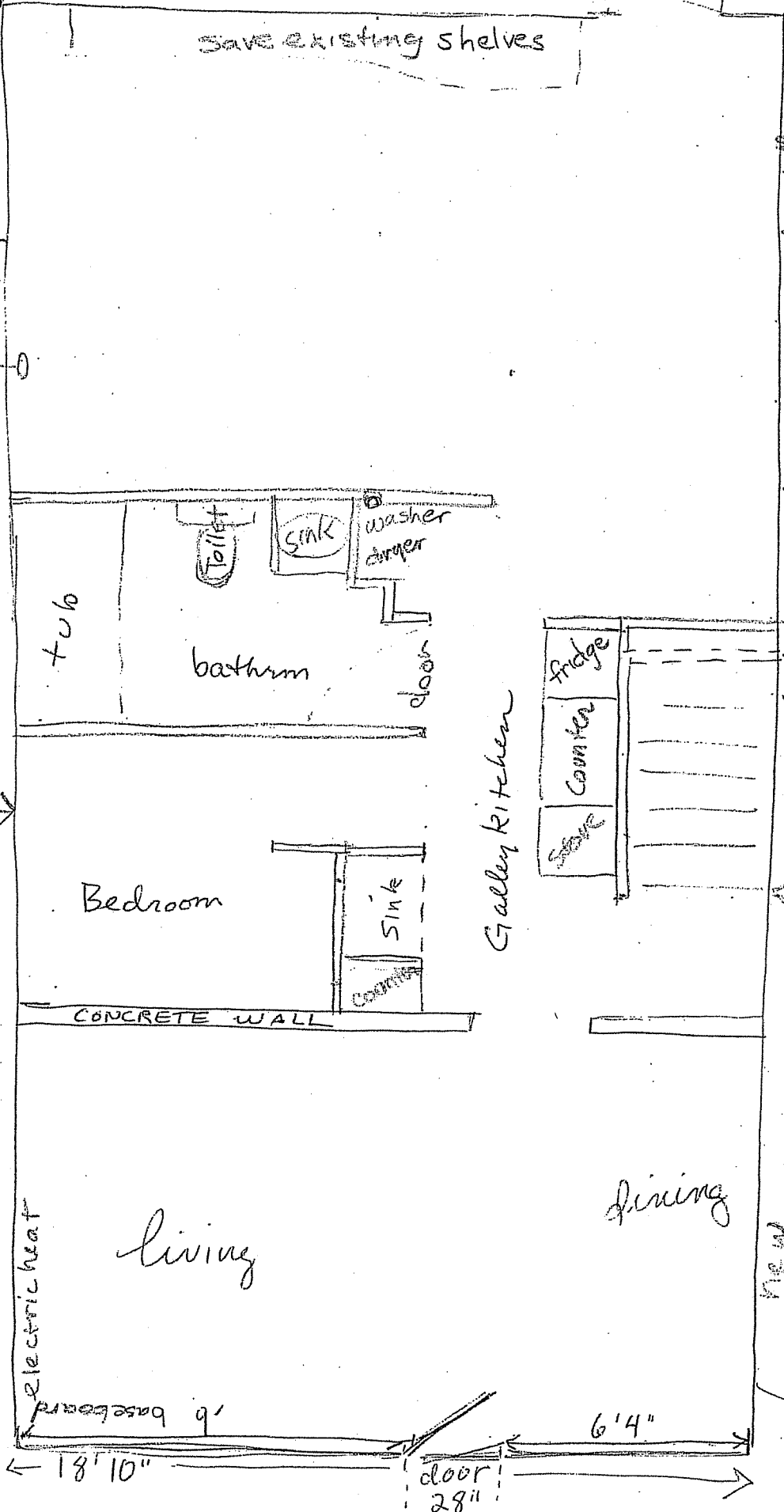


new window 26'8"

new door 28"

12'

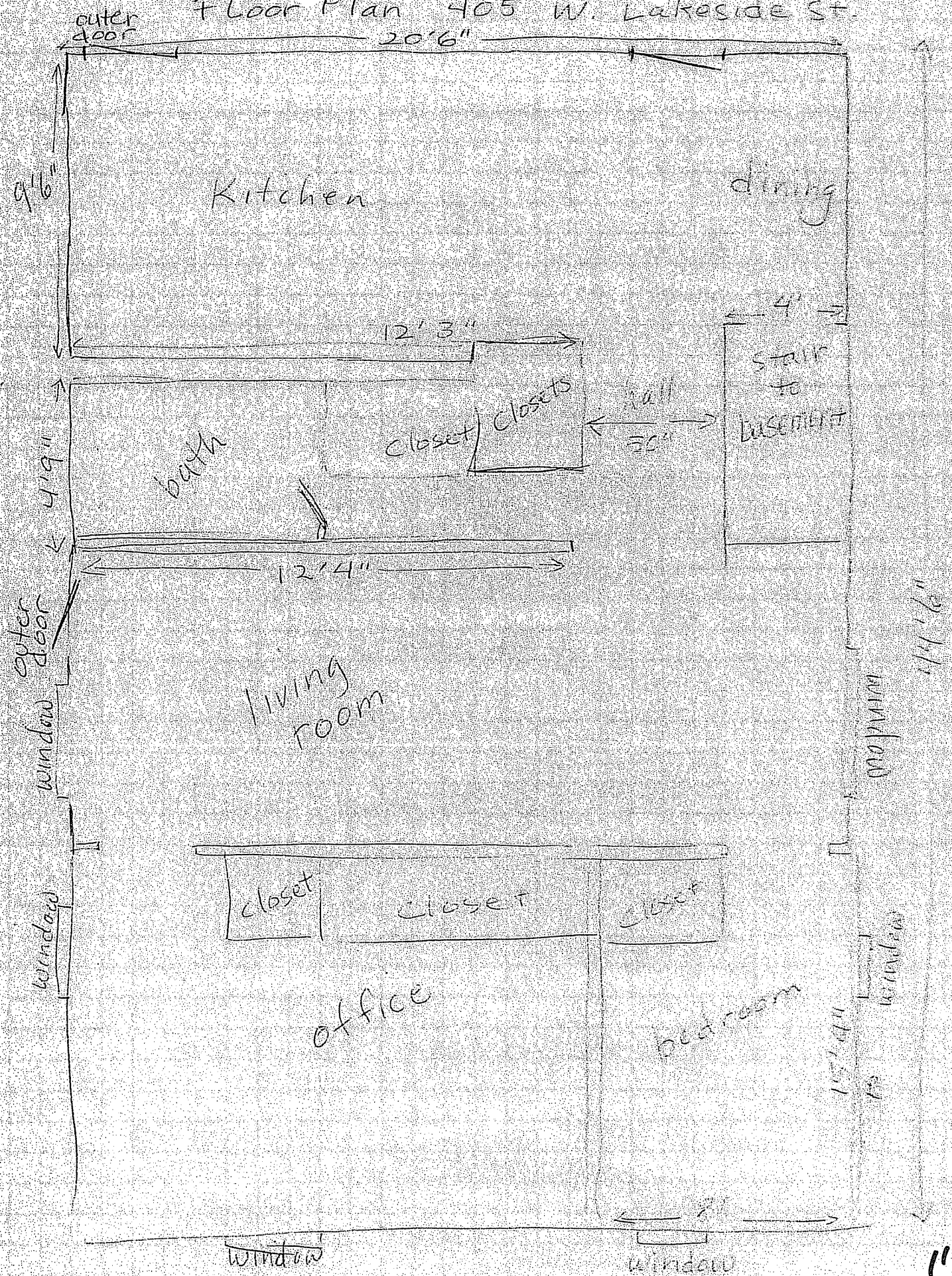
18'10"



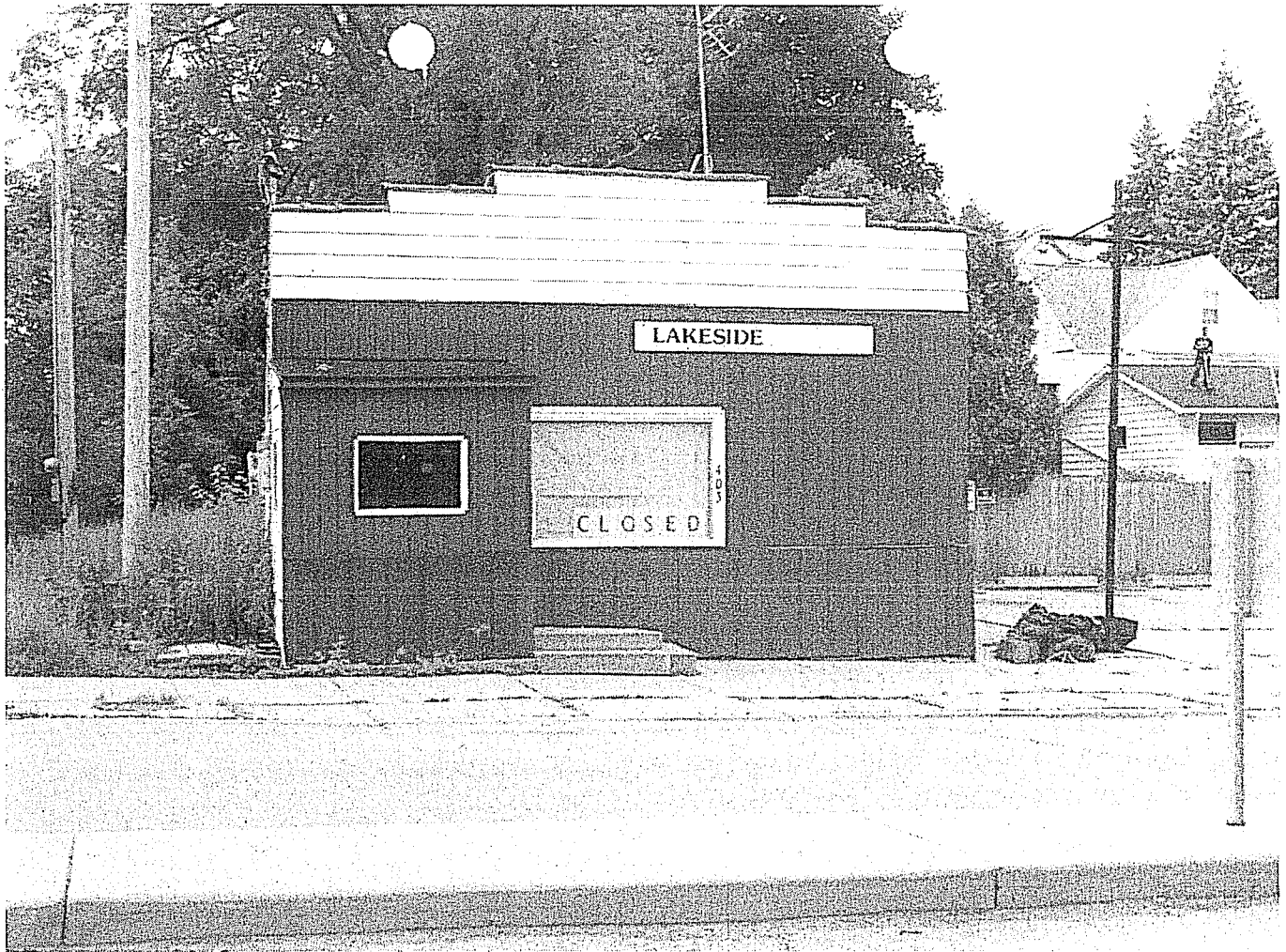
4" = 1'

11

# Floor Plan 405 W. Lakeside St







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