

# GREEN DESIGN STUDIO

## EDWARD KUHARSKI, ARCHITECT, AIA, LEED AP

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Mr Matt Tucker, Zoning Administrator, on behalf of  
City of Madison Plan Commission  
Madison Municipal Building LL100  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701

Ladies and Gentlemen:

This LAND USE APPLICATION is made for existing developed residential property at 902 LAWRENCE STREET, being LOT 1, MONONA SUBDIVISION; T7N, R9E in the City of Madison in Dane County.

The existing lot has frontage on Monona Bay as its North lot boundary, street frontage on the North end of Lawrence Street (where O'Sheridan Street also terminates) as its East lot boundary, and shares side lot lines with other residential parcels to the South (906 Lawrence St.) and the West (901 Lake Court). It is located in the Lakeside Street Neighborhood.

There is an existing home on the property, built in 1964; it has two habitable levels, the lower of which is a Ground Floor per the UDC, more commonly referred to as a "walk-out basement", and a First Floor, each measure 1500 Gross Square Feet in area. In addition there is an attached two-car garage with a floor level 40" below the First Floor which measures 576 Gross Sq. Ft.

The property is in sound condition as to structural, exterior envelope, utilities and MEP systems. The interior is in distressed condition due to negligent occupants over a 17-year period until early 2010. The occupants' activities over this period are legendary, resulting in numerous police calls and neighbor complaints to all who would listen.

The new owner, Ms. Astrid Gartner, has succeeded in evicting the prior occupants and is committed to rebuild a little less than 50% of the existing house and to make a modest One Story addition of 691 Sq. Ft. over a basement area of the same size, resulting in a new Two Story + Loft residence for her remaining retirement years. The design addresses Flood Protection Measures, as recommended by City Engineering staff. Ms. Gartner is an avid and accomplished gardener and has ambitious plans to green the grounds when she takes occupancy. A deck of 784 Sq. Ft. is proposed for the West yard, opposite the street side and set back from the face of the existing structure.

The project was approved by the ZBA in early January, with compliments from several of the Board members as to the modest scope, appropriate scale and design and sensitive treatment of the site. Neighbor, Alder and Neighborhood Association stakeholders have been well informed throughout the past 18 months of development work on this project and are unanimous in their enthusiastic approval of this sorely needed restoration of a long-time nuisance property.

Owner has planned to start construction this month for a project completion in late August. Project personnel and other information are given on the Plan Set packet cover sheet.

Warmest regards, Edward Kuharski

CC: William Gartner; Astrid Gartner; Scott Nyland; File

REGISTERED ARCHITECT ~ LEED ACCREDITED PROFESSIONAL