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To: Members of the City of Madison Zoning Board of Appeals

Re: Request that the rear yard variance be reduced by 4 feet

My name is Michael Wolff. My wife Bernice and I own the home at 1318 Morrison Street, which abuts the property at 1315 Rutledge. I have lived in our home for 37 years, first as a renter and then as a buyer and homeowner (we married and my wife moved in later). In my, and our, time at this home, we have come to appreciate what makes our home, our yard, and the neighborhood, very special. Scale and density and sunlight and sight lines are a very important few of those things.

As you know, our neighbors are proposing to add a 24 by 15 foot addition to their home, much of which would be adjacent to a common lot line. It is not our intention to object to the entirety of their proposal, just to the proposed footprint of the addition. Incidentally, when we added onto our home in the mid 2000's we asked neighbors about their thoughts on our seeking a variance (including the then-owner of 1315 Rutledge) and, after hearing their views, we decided to not pursue that route and built within the side- and rear-yard limits then in the zoning code. The siting of the proposed new building intrudes significantly into the rear-yard setback, which seems contrary to the "spirit, purpose, and intent of the (zoning) regulations," especially to the extent those regulations are intended to limit density by maintaining spacing.

We are the adjacent owners most directly, materially and adversely affected by the proposal, particularly arising from the portion that extends beyond the present rear wall of the house. We also understand that 'materiality' is a subjective test, but I think we are in the best position to judge that. We would lose light and sight lines to the skies from our rear yard and rear windows and, to a lesser extent, from our deck. The bulk of the rear yard portion of the new building (that extends beyond the rear of the house) is of particular concern.

Our request is that the Board limit the variance so that the rear extent of the addition is reduced by 4 feet or more (reducing the variance from 14.4' to 10.4') This would mitigate, but certainly not eliminate, the adverse impact to our property. We recognize this could reduce the depth of the proposed addition unless the front of the building is extended toward Rutledge Street. That may be inconvenient and create complications but would certainly not be impossible, and would allow better compliance with the rear yard setback requirement.

We sincerely thank you for your consideration of our request. We'd also like to thank staff for their generous help in understanding and navigating this process.

/s/ Michael Wolff

/s/ Bernice Mattsson

Cc: Mr Matt Tucker

