

Below are brief statements in response to your request that I explain how I am an eligible applicant (a person aggrieved by a decision of the Zoning Administrator). If you need fuller explanations, please let me know.

Aggrieved by Zoning Administrator's parking related decisions

The impact on adjacent residential neighborhoods is one of the factors to be considered when granting a parking reduction. I own my home at 512 S. Paterson, which is located one-half block (less than .1 mile) from 906-910 Williamson. Inadequate parking has a strong potential to affect my use and enjoyment of my property. Patrons and/or residents of 906-910 will spill-over into the nearby residential area, having adverse effects, including a further restriction in available parking for local residents and their guests. This could also adversely affect my property value.

The City has noted, going back to at least 2011, that Williamson Street commercial uses have adversely impacted adjacent residential areas.

"TE staff would like to note that an example of this type of proposed land use and on-street parking would be the Williamson Street commercial and residential areas. TE notes there are problems at times with on-street parking in the residential areas adjacent to the commercial uses."

http://www.cityofmadison.com/planning/projects/conditional/documents/1843MonroeStreet_Disp_oLetter.pdf

Aggrieved by Zoning's reversal on Building Form

I am aggrieved by the decision to overrule the determination that the building form for 906-910 is a flex building.

A variety of injuries can create a personal stake, including injury to pecuniary, aesthetic, conservational and recreational interests. *Metropolitan Builder's Assn v. Village of Germantown*, 282 Wis.2d 458 (2005).

One of the Zoning Code's purposes is to "enhance the aesthetic desirability of the environment as well as the design of buildings." MGO 28.002(1)(I). This, in part, is accomplished by specifying the types of building forms permitted in a district in order to have buildings that respect their context. MGO 28.171(1).

The Zoning Code also promotes and protects the general welfare. The concept of "general welfare" is broad. Maintaining a building form that respects its context is reasonably related to the general welfare. See, e.g., *Guse v. City of New Berlin*, 339 Wis.2d 399 (2012). See also, *State ex rel. American Oil Co. v. Bessent*, 27 Wis.2d 537 (1965) ("The concept of public welfare is broad and inclusive and embraces in comprehensive zoning the orderliness of community growth, land value and aesthetic objectives").

Permitting a building form that is not allowed under the ordinances causes me aesthetic injury since I live one-half block away and would see this building multiple times per day, and it could also affect my property value.