



Office of the Common Council

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To: Members of the Plan Commission
From: Sara Eskrich, District 13 Alder
Re: Barriques on S. Park Street Conditional Use Application
Date: September 13, 2016

Thank you for your attention to the request for a conditional use permit at 961 South Park Street. As you will see in the many public comments before you on Monday evening, this application has garnered much attention from surrounding neighbors, including opposition and support. There is a rich history to this item, which will be covered by staff and residents. We held a public neighborhood meeting regarding the conditional use request on March 30, 2016, for which we mailed postcard and electronic invitations to residents, and I have been in contact with neighbors via email and listserv conversation since I took office in April 2015.

Concerns have been raised consistently from residents, to which they will provide testimony and survey results. The Bay Creek Neighborhood Association (BCNA) requested referral of the conditional use application in May and Barriques obliged. The referral was to allow time for Barriques to install new equipment meant to alleviate the exhaust concerns from neighbors. Unfortunately, the thorough cleaning and larger catalyst installation at the end of July did not alleviate the impacts as reported by residents.

I struggle with whether this application meets standards 1 and 3 of the Standards of Approval for Conditional Use:

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
3. The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.

The limited production and processing conditional use for coffee roasting request abuts residential homes. The roasting frequency and resulting smoke continues to disrupt the general welfare and impair the established uses and enjoyment of other property in the neighborhood. I always want to find compromise on proposals, but in thinking through many potential conditions of approval, I could not come up with any that would not cause Barriques to shift location for their coffee roasting operation, due to their own business model of roasting in one location for all stores. Thus, I am not proposing conditions. As a representative of the neighborhood, I oppose the conditional use request for limited production and processing at 961 South Park Street. The traditional coffee house operations at Barriques on South Park Street are a fantastic addition to the neighborhood, and I very

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sincerely hope they continue to operate in the location even if the roasting moves elsewhere.

Limited production and processing is a very challenging designation for businesses to decipher. What would be considered limited and of minimal impact to abutting residential homes is a very subjective topic, which greatly challenges policy. I would encourage the Plan Commission to work to clarify this zoning conditional use in the future.

Thanks again for your work and review of this proposal.