

Firchow, Kevin

From: Donde LLP [dondellp@gmail.com]
Sent: Friday, March 19, 2010 1:56 PM
To: Firchow, Kevin
Cc: Parks, Timothy; Stouder, Heather; marsha.rummel@gmail.com; Ted Krez; dondellp@gmail.com
Subject: Plan B proposed smoking screen/structure

Kevin,

As owner of the adjacent property to Plan B, I would like to formally express my thoughts/concerns regarding the proposed smoking area enclosure or screen that will run along our property line at 307 S. Paterson St. We are asking that they increase the height of the fence from four (4) feet to a minimum of six (6) feet between Plan B and the 307 S. Paterson St. parking lot. These concerns and our reasons behind them have already been shared with the owners of Plan B and we are hoping they take them into consideration:

1. SIGHT LINE. A six (6) or seven (7) foot fence would successfully block our tenants full view of people gathering in the smoking area, and would discourage people from throwing waste (beer bottles, cups, cigarette butts) over the fence, onto our property, or from jumping right over it. Customers visiting our buildings businesses will not want to park their vehicle right next to a large group of people smoking and drinking in plain sight, outside of their business, behind only a proposed four (4) foot high fence.
2. TRASH. Plan B has been very good about keeping trash and cigarette butts from their patrons off our property to this point. They have told us they do not plan to design this fence with a ledge on the top that would promote people setting glasses or bottles on top of it, inevitably dumping them over onto our property. We have asked them to continue to clean up any trash that their patrons produce around the immediate area of the proposed structure.
3. NOISE. A 4 (four) foot fence would not buffer any noise between the proposed smoking area and our tenants businesses. A six (6) or seven (7) foot fence in height would help block some of the noise.
4. AESTHETICS. We like the design that Plan B has incorporated into their interior space and hope that the proposed fence will be as aesthetically pleasing to our tenants as it is to their patrons and will be maintained. Graffiti may be a concern as the back of the fence will be hidden from Williamson St. We hope they consider building the structure out of a material that graffiti can easily be removed or covered on.
5. LIGHTING/SAFETY. The Wisconsin Coalition Against Domestic Violence is the tenant that will be most affected and parks within a foot of the proposed smoking structure. We would not want this structure to make them feel less safe if it blocks current lighting or provides a location for people to hide behind near their cars.

Plan B has been a very conscious neighbor and is a welcome new addition to our neighborhood. We hope for their continued success.

Thank you for your time.

Dictated but not read,

Don Warren
Owner
Donde LLP
303, 305, 307 S. Paterson St. and 912 Williamson St.