

Alder Maniaci, members of the ALRC, Capt. Gloede, and Mark Woulf.

I work part time for Gus and Mary Paras as a residential property manager of 556 State Street. There are approximately 30 single room occupancy type units which sit directly above Whiskey Jacks.

The noise and the vibrations coming from the operation of Whiskey Jacks has degraded the quality of life for the tenants that live at 556 State Street. Some of them have been there from the days of The Pub when the noise was not a problem.

We have talked to the managers/owners of the Whiskey several times regarding the noise and the vibration their operation is causing, have called the police on noise complaints, discussed it with the Alcohol Coordinator, and have had a meeting with tenants, the bar operators and the building owners, Alder Maniaci was at this meeting.

Last spring the MPD required the building owner to hire a manager to address some of the issues existing in the apartments, We have successfully turned the apartments into some of the only true affordable housing left in downtown Madison. There are security camera throughout out the building, a resident manager, House Rules and Policies everyone agrees too as they move in and we do consistent back ground checks. We work and cooperate with the the MPD to keep the apartment safe, clean and quiet.

Prior to any scrutiny, the bar behaved as if there was only a "flop house" above it and those people didn't matter. We are not a flop house, we are affordable housing for working people, students, international students, war veterans, and many other descent people looking for dignity and respect as they get back on their feet.

The bar is creating a "**negative externality**" with its type of entertainment the "spill over" being the loud music and disruptive vibrations. This is particular true from the Disco Jockey music which seems to be on its own sound systems. Band noise is less of a problem.
In other words, its too loud!

The social cost of the bar's noise spill over is not as evident as the externality of the spill into the street at bar time, its more isolated but its impact still great on the existing and future tenants of the rest of the building. We are now having a hard tome renting the commercial space next to the bar and there is residential turnover caused by the bar noise as well.

Since this committee granted the entertainment license to this establishment and that license is a privilege and not a right, should not this committee consider the

social cost of the noise externality of the bar, as it is the sole producer of the noise and vibration. And if the bar operates at levels of noise and vibration that are way above reasonable then can not the committee require sound proofing and other permanent mitigating measures to contain the problem as a condition of granting them their license?

Again the bar has a business plan to play certain types of music very loud that shakes the house down, way above reasonable. The bar is the sole producer of that noise and vibration, the impact and the social cost to the tenants above and to the building owner ability to lease adjacent space should be giving equal weight as compared to tenants that would be able pay more or have more political clout. If so agreed then the bar should be sole responsible for the cost of such sound mitigation measures.

Attached are complaints that came in about six month ago and a petition signed by several tenants over a year ago illustrating the ongoing problem of noise and vibration coming from the bar. Nothing was done by the bar until this scrutiny and we are not convinced the bar will act with a new found concern for the residents after this meeting. We need assurances they will be required to keep the sound and vibration at reasonable levels.

We not only hope for a amenable resolution to our conflict with the bar but for new policy relating to over loud noise and vibration, methods of establishing a level of reasonableness, procedures to check these sound issues, the proper way to complain and to whom so this problem does not affect others.

Thank you for your time and leadership on this issue.

Victor Villacrez
556 State Street Apartments.
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