

My name is Jeanne Kaether and I am the president of the Home Owners Association for the Park East Condominiums at 3502 Dennett Drive. Our building sits on Atwood Avenue almost directly across from the beach house beer tavern.

The condo association has concerns about the project, including the fact that it was not vetted by the Plan Commission. The Zoning Administrator, Matt Tucker, advised the Common Council that a biergarten is an outdoor recreational use. This requires a conditional use permit review to assess the impact on the health, safety and general welfare of the neighborhood.

### **Safety**

In those instances when someone is asked to leave the bar premises, due to behavioral issues, they are released into a public park where children and families recreate. What is the plan to get them out of the park? This is a bar without secure borders. Its non-secured perimeter is easily penetrated including by underage drinkers and provides no dependable method for monitoring ids or the number of patrons in the facility.

### **Public health/general welfare**

The beach parking lot is heavily used. The addition of bar patrons there will exacerbate already insufficient parking. The increased demand will force parking onto our residential streets that currently accommodate family and friends visiting our homes and, in some cases our own cars where owners have 1 garage parking space and own 2 cars. Crossing Atwood as a pedestrian is dangerous today. Increasing traffic, especially adding drivers who have been drinking, creates an even more hazardous situation.

### **City's ability to provide services**

Police Captain Snyder stated that the east side precinct is the busiest in the city and in the evening, will not be able to respond to any calls except those that are of the highest priority ranked by danger. They assure us that they can't monitor the park to clear it or deal with disorderly behavior.

### **Values and enjoyment of the neighborhood**

We have substantial concerns regarding the noise generated by 240 bar patrons including groups as they come and go. Atwood Ave is a busy street on weekdays during business hours. However, it quiets

substantially by 7 in the evening and, like others in the city, we currently enjoy quiet and peaceful evenings.

### **Public Endangerment**

Picnic tables were removed from the park a couple of years ago because they created a dormitory for the homeless. The tavern will bring more activity into the park at all hours of the night and early morning. What is currently a relatively small issue with drugs in the park could likely to become a large one.

What is the city prepared to do to address this range of issues? Thus far, we have been told they aren't prepared to address any of them due to manpower shortages. The neighborhood deserves a plan vetted and approved by the planning and zoning commissions. This is, after all, a tavern. We have been told repeatedly by the parks commission and department, and the developers, that the idea that anyone will be over served—that there will be any issues with safety, noise or the welfare of our neighborhoods-- is preposterous. That would make this tavern a 240 capacity bar unlike any other in town. So we ask, how will all of the safety, health and welfare issues be solved? What is the plan? Please do not put our neighborhood at risk for the opportunity to open 1 more bar in the area.