

Wells, Chris

From: Stouder, Heather
Sent: Monday, September 18, 2017 4:47 PM
To: Wells, Chris
Subject: FW: Entertainment Venue On Rethke

From: Ahrens, David
Sent: Monday, September 18, 2017 4:46 PM
To: Carter, Sheri <district14@cityofmadison.com>; Zellers, Ledell <district2@cityofmadison.com>; King, J Steven <district7@cityofmadison.com>
Cc: Erdman, Natalie <NErdman@cityofmadison.com>; Okeefe, James <JOkeefe@cityofmadison.com>; Stouder, Heather <HStouder@cityofmadison.com>; [REDACTED]
Subject: Entertainment Venue On Rethke

All

Unfortunately, I am unable to attend the Plan Commission meeting tonight to hear the discussion on the conditional use permit on Rethke for entertainment. These notes reflect my comments had I been able to attend.

My major concern when I learned about this proposal was its interaction with the residents of the Rethke Apts. Most residents of the apartments have had problems with drug and alcohol dependency and a huge bar was the last thing they would need as a neighbor.

However, in my discussions with the owner/operators, most of the concerns about potential adverse effects on the residents have been allayed. First, I think the esoteric style of the club is not one that would be of interest to most Rethke residents. Much of the style is "goth" or an aesthetic sensibility close to that, i.e. very heavy metal. There are also items such as a "crafts night" which is obviously quite unusual. Additionally, the operators hope to add an art gallery and perhaps studios for the artists displaced on Baldwin St. by the expansion of Central Park.

Second, is the economic barrier. Most if not all entry will require a cover charge. I assume that drinks will be somewhere on a middle-scale price range. As such, between a \$5 cover charge and one beer, the customer will be out a minimum of \$10. For people who really want to drink and have very little money, they can easily buy a 12-pack for \$10.

Third, the operators presented a very detailed and comprehensive security plan to the ALRC, that is, the full complement of cameras, security personnel and controlled entrances and exits. I hope their security plan extends to their guests as they leave the establishment.

Fourth, with the exception of one or two individuals, I received no negative feedback from the community. Their concern was generally about having a bar. I had contacted the managers of Rethke Apts about the proposal and I know the operators met with them and in response to a letter to them, they voiced no objection. Similarly, for the Carpenter-Ridgeway Neighborhood Association.

Finally, I asked the operators as well as the manager of Rethke Apts. to consider setting up a cooperative cleaning service staffed by the residents. This would, of course, require close supervision and may be more than they have allocated for cleaning.

I apologize for the lateness of this note. I hope you will have time to read and consider these comments.

Best,

David

Wells, Chris

From: Ethington, Ruth on behalf of Planning
Sent: Tuesday, September 19, 2017 7:06 AM
To: Wells, Chris
Subject: FW: Support for nightclub at 3116 commercial Ave

-----Original Message-----

From: Chad Speight [mailto: [REDACTED]]
Sent: Monday, September 18, 2017 12:04 PM
To: Planning <planning@cityofmadison.com>; Jason Socha < [REDACTED] >
Subject: Support for nightclub at 3116 commercial Ave

To whom it may concern

I own 3200 / 3212 commercial Ave , next to the proposed nightclub. I am unable to attend tonight, so I wanted to express my full support for this project

Thank you

Chad Speight
Owner, Chads Design Build

Sent from my iPhone

Wells, Chris

From: Stouder, Heather
Sent: Monday, September 18, 2017 4:37 PM
To: Wells, Chris
Subject: FW: Proposed Night Club at Rethke

From: Okeefe, James
Sent: Monday, September 18, 2017 2:24 PM
To: Carter, Sheri <district14@cityofmadison.com>; King, J Steven <district7@cityofmadison.com>; Zellers, Ledell <district2@cityofmadison.com>
Cc: Ahrens, David <district15@cityofmadison.com>; Stouder, Heather <HStouder@cityofmadison.com>; Erdman, Natalie <NErdman@cityofmadison.com>
Subject: Proposed Night Club at Rethke

Good afternoon:

Heather Stouder mentioned this morning that the Plan Commission is scheduled tonight to take up a proposal to allow a night club to open in the close vicinity of the Rethke Terrace Apartments, the first City-inspired permanent supportive housing project which serves homeless persons. I wanted to offer my thoughts with respect to the project's impact on Rethke.

I'll admit I cringed upon learning of the proposed development. It wasn't what we or the neighborhood had in mind when, during early conversations about Rethke, we very briefly discussed the possibility of future redevelopment in that area. Admittedly, that discussion has not yet progressed since the Rethke housing project moved forward.

I do have concerns about impacts the proposed night club might have on the Rethke apartment tenants. As you well know, the City invested a good deal of financial and political capital in Rethke. Those apartments, by design, are providing housing to 60 vulnerable persons, many of whom are dealing with a combination of addiction and/or mental health challenges. These are some of the most difficult to serve, and vulnerable, residents in our city. But after some early struggles, the property manager at Rethke appears to be making progress in bringing stability to the property. Still, it remains a delicate situation. The club's presence, I fear, could increase the risk of bad behaviors in the area (public intoxication, drug use/sales, physical conflicts, etc.) and jeopardize that progress. The site's relative seclusion will make such behavior difficult for owners to police.

I certainly appreciate the irony of finding myself in the position of questioning the appropriateness of this project, because I have so often been on the other side of similar conversations. I also recognize that these concerns are not limited to the tenants of the Rethke apartments and I don't mean to elevate them to the exclusion of the rest of the neighborhood. These are issues you've likely considered, or will, and I write only to add the context of our homeless housing efforts to your deliberations. I thank you for taking them into account as you make your decisions.

Jim



Jim O'Keefe | Community Development Division Director

Department of Planning and Community & Economic Development

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From: Gerry Vohs

Sent: Monday, September 18, 2017 4:20 PM

To: Ethington, Ruth; Parks, Timothy

Subject: Re: planning meeting on 3116 Commercial Ave @ 5:45 tonight

Prior to the housing on Rethke going up I know I received at least 4 notices to attend meetings at the church on the corner of E Wash and Lexington for presentations and time to ask questions. A few days ago I first learned on The NextDoor website about this bar at 3116 Commercial Ave (and I read they have already applied for their liquor license) and I have reservations. David Ahrens has definitely let us down, why have there not been any meetings with the neighborhoods that will be affected I know nothing of "The Inferno" other than it was a bar. We were told there would be noticeably increased police presence once Rethke housing was up and running. I HAVE NOT seen that for myself. Between all the calls that are taken between the area back behind Rethke and Northport I feel sandwiched in between fields of crime (that may be a little extreme, but trying to make a point). Then there is all the traffic on the E Wash Ave, in particular, Fri, and Sat. nights (many of those nights it's after 2 A.M. before I can get to sleep due to the racing, no mufflers, gunning engines both cars and motorcycles, they race between the lights at Aberg exit and Wright St) - they could have a cop on E Wash 24/7 and it would make the city rich from traffic fines. So between the crime and the extra bar time traffic I'm definitely not in favor of this establishment and they plan on hours from 7 p.m. to 2 a.m. and then with a few under their belts they will be zooming up and down E. Washington Ave.! Between Aberg exits and Wright St is residential, although it's not treated that way given the speed limit. Throwing more into the mix is just not desirable! There has to be another option for them.