

**From:** Jocelyn Borchardt <jocelyn.e.friedman@gmail.com>  
**Sent:** Monday, August 10, 2020 5:39 PM  
**To:** Planning <planning@cityofmadison.com>  
**Cc:** Jennifer Borchardt <jennifer.s.borchardt@gmail.com>  
**Subject:** 8/10 Plan Commission #61061 Public Comment

Hello,

I would like to submit a comment regarding tonight's Plan Commission meeting item #61061 (416 S Park Street; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District to convert an existing tavern into a nightclub, and consideration of a conditional use in the TSS District to establish an outdoor eating area.)

We are residents of 415 S Brooks St and share an alley with the Mason's parking and outdoor seating area. We support local businesses in the neighborhood and are very grateful for the few bars and restaurants that we have around here, but are also concerned about the potential noise that may come from a nightclub license. In particular we are worried about outdoor amplified music because our and our neighbors' homes are so close to the bar. We have never had an issue with hearing the Mason before--even though they have hosted plenty of indoor music events--but given the proximity we would certainly hear outdoor events. This would be disruptive, especially in the new "work from home" environment where our home is now also our office. Rockhound Brewing is just a few doors down on Park St and recently installed an outdoor seating area that is very quiet and a great fit for the neighborhood. We would be supportive of a similar outdoor seating area at the Mason. There have been no issues with the Mason's current outdoor area including the additional seating they have added in their parking lot during COVID-19.

We have also heard from our neighbors that the bar that was in this location prior to the Mason caused a lot of neighborhood issues including persistent noise, parking and traffic issues, and even some gun violence. While the Mason has been nothing but a great neighbor to us thus far, we do want to avoid a similar situation ever happening here again and are sensitive that it has occurred before.

Best,  
Jocelyn and Jennifer Borchardt  
415 S Brooks St

**From:** stuart eckes <stuart.eckes@gmail.com>

**Sent:** Sunday, August 09, 2020 7:28 PM

**To:** Planning <planning@cityofmadison.com>

**Subject:** Public Hearing on Application for a Night Club at 416 South Park Street

My name is Stuart Eckes. I have lived at 417 S. Brooks Street for 27 years. My back yard faces the back of this establishment. In the past I have experienced noise so loud I could hear it with windows shut, fights, congestion in the alley, broken glass and other litter, even a shooting coming from this bar. (public record). It was the only time I wanted to sell up and move out.

I am happy with the current owner of the business and his conduct. There have been no apparent problems since the "Mason" was established, and I actually like the bar. It seemed to fit it's space.

My concern is the escalation to a "night club." I don't want to go back to having a troublesome bar outside my back door. I worry this can't be done with such space confines. Noise and congestion must be addressed.

Thank You for listening,

Stuart Eckes

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**From:** Susan Antonie <s\_antonie@hotmail.com>

**Sent:** Sunday, August 09, 2020 7:09 PM

**To:** Planning <planning@cityofmadison.com>

**Subject:** Public Hearing on Application for a Night Club at 416 South Park Street

I have lived at 409 S Park Street for the last 15 years. The back of my house lines up to the back of the property of 416.

My worry is the noise that will come from the tavern after 10 pm. Even if the patio is closed at 10 pm, you still have people going out to smoke, therefore the door will be opened multiple times and the amplified music will be heard. I work Monday through Friday and I am worried about the noise. Will there be any type of sound barrier placed to help absorb noise?

Thank you.

Susan Antonie

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## Punt, Colin

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**From:** Ethington, Ruth on behalf of Planning  
**Sent:** Wednesday, August 5, 2020 11:27 AM  
**To:** Punt, Colin  
**Subject:** FW: Public Hearing on Application for a Night Club at 416 South Park Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** James Werner <moosewerner@outlook.com>  
**Sent:** Wednesday, August 05, 2020 10:47 AM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Public Hearing on Application for a Night Club at 416 South Park Street

Caution: This email was sent from an external source. Avoid unknown links and attachments.

I share the same alley with 416 South Park Street. I have owned the property at 924 Drake St. for well over 30 years. This longevity gives me the knowledge and the experience to be able to speak to the problems that have come from the Tavern at 416 Park St. I also owned the Club Tavern in Middleton Wi for 40 years. So please trust my knowledge. 416 South Park St. has never been a good neighbor. At it's best it has been tolerable.

Some of the problems with 416 South Park over the years:

Trash and litter all over the neighborhood.

Patrons using my property as a Rest Room – Number 1 & 2

Automobiles parked on my property and left for days at a time.

Noise complaints: Music too loud

Parties in the parking lot after closing

Automobiles and motorcycles revving their engines

Loud drunken conversations

Emptying trash cans at Bar Time

Fights

Increased traffic on a quiet alley

Vandalism of property

Graffiti

I wish to speak at the virtual meeting if I figure out how to do it.

Thank you,  
James "Moose" Werner

Sent from [Mail](#) for Windows 10