

Vaughn, Jessica L

From: Heck, Patrick
Sent: Friday, June 24, 2022 9:15 AM
To: Michael Booth; Wells, Chris; Firchow, Kevin
Cc: Drew Deuster; Vaughn, Jessica L; JJ Kovacovich; Mark Kruser
Subject: Re: regarding second floor outdoor eating area at 222 W Gorham Street

All - below is what I wrote to Chris Wells just a few minutes ago (copied to other staff) before I saw Mike's email. As you'll read, I make some suggestions for Plan Commission/ALRC consideration (this will eventually have to go to ALRC for a change of premises).

I don't know if UDC will be interested in the concerns I discuss, but perhaps how design informs noise/noise mitigation will be in their wheelhouse.

Patrick

Chris,

What you describe is what I discussed with one of the owners, Drew Deuster, over several conversations and meetings.

One of the issues still hanging is how they will prevent noise from impacting the residents who live at the rear of the building at 221-223 W. Gilman, Chabad. I recommended that they explore laterally expanding the wall barrier on that side and/or using additional soundproofing material. I have not heard if they have explored that or not. Note that I am not saying that what they have proposed is necessarily insufficient for noise mitigation in that direction, but I am asking that they provide some assurance or evidence that it is. Otherwise, it might need to be boosted.

Capt. Zanders of MPD Central (copied) has also expressed a need to understand their security and management plans related to the proposed terrace. My discussions with Drew Deuster were encouraging in terms of their staffing plans upstairs when the terrace would be open, but I will remind Drew that those plans would perhaps be more encouraging if they were in writing and placed in the legistar file sooner rather than later. Capt. Zanders may have more questions for them.

I'm not sure if this should be in the CUP conditions of approval or dealt with at ALRC, but an explicit condition that the standard doors to the terrace should not propped open would help too.

Patrick

Alder Patrick Heck
608-286-2260

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From: Michael Booth <mbooth@opnarchitects.com>
Sent: Friday, June 24, 2022 8:57 AM
To: Wells, Chris; Firchow, Kevin
Cc: Heck, Patrick; Drew Deuster; Vaughn, Jessica L; JJ Kovacovich; Mark Kruser
Subject: RE: regarding second floor outdoor eating area at 222 W Gorham Street

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Hi Chris and Kevin,

I have attached a precedent study we did of similar uses in the area (bars with rooftop patios with housing close by). In addition to the steps taken you mentioned to mitigate noise the design incorporates a mass in the form of stone gabion wall to help block and absorb sound at the edge of the patio between our proposed project and Rohr Chabad House. There are also 3 rooftop units (see page 2 off attached) that will help mask noise as well. The original design incorporated TVs as well as a service bar on the patio itself, those were all removed in an effort to reduce noise outside.

We have been working with Patrick Heck who is Alderman of this district, his primary concern on the project was around noise. I believe based on how the owner plans to operate the building and our design efforts to mitigate noise those concerns were mostly put to rest, I have copied Patrick if he wishes to comment further. Patrick and our owner Drew Deuster also had conversations with MPD regarding building operations and security. We had a neighborhood meeting on April 11th that all tenants in the area were made aware of and given the opportunity to voice their concerns, we had zero attendees.

If I can answer any more questions prior to the UDC review on the 29th, please let me know.

Thanks,

Mike

Michael Booth AIA | EDAC
Project Architect

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From: Wells, Chris <CWells@cityofmadison.com>
Sent: Thursday, June 23, 2022 5:04 PM
To: Michael Booth <mbooth@opnarchitects.com>
Cc: Firchow, Kevin <KFirchow@cityofmadison.com>
Subject: regarding second floor outdoor eating area at 222 W Gorham Street

Mike,

Good afternoon. I'm working on the staff report for your client's conditional use request to add an outdoor eating area on the second floor of the Red Rock Saloon in downtown Madison. I wanted to touch base regarding the potential noise impacts on the surrounding residential units. While not a ton of units, from what I can see, within 100 feet of the subject property, there is the nine-unit apartment building located roughly 75 feet to the northeast (212 W Gorham Street); the two-unit Rohr Chabad House to the northwest (223 W Gilman Street); the six-unit apartment building located roughly 95 feet the north; and the sprinkling of nearby second and third floor apartments along State Street. I see in your letter of intent that you are not proposing any amplified or live music out on the patio. I also see that you plan to close the two overhead doors at 11pm and have the outdoor area vacated nightly by 1:30. That all said, what

else would you say to someone who had concerns about the potential noise impacts? (btw, I have reached out to Alder Verveer to ask if he has any concern about the requested hours and have not yet heard back).

Lastly, as a heads up, I wanted to let you know that I am heading out of town tomorrow and won't be back until July 11. In the meantime, please reach out to my colleague Kevin Firchow if you have any questions. Kevin will finalize the report and send it to you when completed.



Chris Wells (he, him, his)

Planner

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Planning Division

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*** Until further notice, my hours are generally 8:30 AM to 5:00 PM. On Mondays and Fridays, I will be in the office. On Tuesdays, Wednesdays, and Thursdays, I am scheduled to work remotely.*

Camp Trippalindee

Red Rock Saloon

Chasers 2.0

The Double U

LAGNDON STREET

STATE STREET

University Ave

Langdon St

Langdon St

N Henry St

W Gorham St

W Johnson St

Fitch Ct





W Gilman St

W Gorham St

W Gilman St

Rooftop Units
Stone Wall

100'

State St



70 ft