

From: [Ledell Zellers](#)
To: [Prusak, Sydney](#); [Rummel, Marsha](#); [Kirchgatter, Jenny](#); [Tucker, Matthew](#); [Stouder, Heather](#)
Subject: RE: The Winnebago Arts Café at Plan Commission 8/12/19
Date: Monday, August 12, 2019 2:59:20 PM

Hi Sydney

Thanks for this information. Could you please share with all PC members?

Best,
Ledell

From: Prusak, Sydney [<mailto:SPrusak@cityofmadison.com>]
Sent: Monday, August 12, 2019 12:21 PM
To: Rummel, Marsha <district6@cityofmadison.com>; Kirchgatter, Jenny <JKirchgatter@cityofmadison.com>; Tucker, Matthew <MTucker@cityofmadison.com>; Stouder, Heather <HStouder@cityofmadison.com>; ledell.zellers@gmail.com
Subject: RE: The Winnebago Arts Café at Plan Commission 8/12/19

Hi Marsha,

The number 60 is tied to the number of available seats in keeping with the supplemental regulations for restaurant-nightclubs. MGO 28.151 states that "Maximum capacity to be established by the Director of the Building Inspection Division, not to exceed the number of available seats, plus staff, plus a reasonable number of people waiting for seats." As stated in my report, the Director of the Building Inspection Division will be required to sign-off on this requirement. So when no shows or entertainment are occurring, the capacity will be set at 60 persons and enforced through Zoning.

If the applicant provided 99 seats, then the capacity for the incidental restaurant-nightclub would be 99, which requires 14.85 vehicle parking stalls – triggering an administration parking reduction for the 6.85 stalls, which I believe they already have.

I hope that helps - it can get confusing! Matt will be at the meeting tonight to help answer clarifying questions.

See you soon,
Sydney

From: Rummel, Marsha
Sent: Sunday, August 11, 2019 7:09 PM
To: Prusak, Sydney <SPrusak@cityofmadison.com>; Kirchgatter, Jenny <JKirchgatter@cityofmadison.com>; Tucker, Matthew <MTucker@cityofmadison.com>; Stouder, Heather <HStouder@cityofmadison.com>; ledell.zellers@gmail.com
Subject: The Winnebago Arts Café at Plan Commission 8/12/19

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Hi Sydney-

In your staff report you say: "First, the Plan Commission must consider the requests to 1) establish a theater, assembly hall, concert hall with a capacity of 225 and 2) approve the existing legal non-conforming restaurant-nightclub, with a capacity of 60 persons, as a conditional use."

Where does the number 60 come from?

The existing ALRC license doesn't appear to provide a capacity and everything in the DeHaven's application speaks to current capacity as 99. If BI or Fire has established 60, it is not clear from the packet.

If the number is 99, then what would the Zoning administrative parking reduction be for the restaurant-nightclub? BTW, I find the requirements for the theater and restaurant-nightclub to be confusing and somewhat contradictory as it relates to parking in the NMX district.

Thanks for helping me understand-

Marsha

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From: [Katherine](#)
To: [Prusak, Sydney](#)
Subject: Winnebago Cafe extra parking
Date: Sunday, August 11, 2019 10:25:34 PM

Hello,

I just read Marsha Rummel's email and statement about the Winnebago cafe's proposal to increase capacity and desiring extra parking spaces. I live in the neighborhood, I've walked that direction often. I do like the cafe but I do not support inclusion of extra parking for this purpose. I'm very sorry that the medical clinic won't allow parking at night. The church allows the Goodman Center to use its lot at night, and I think that probably has benefits to everybody.

Perhaps instead of spending so much money on parking, the Winnebago Cafe could subsidize people using taxis or Ubers. That is not an ideal solution because it still uses cars but at least it does not create more impermeable space that does not allow drainage.

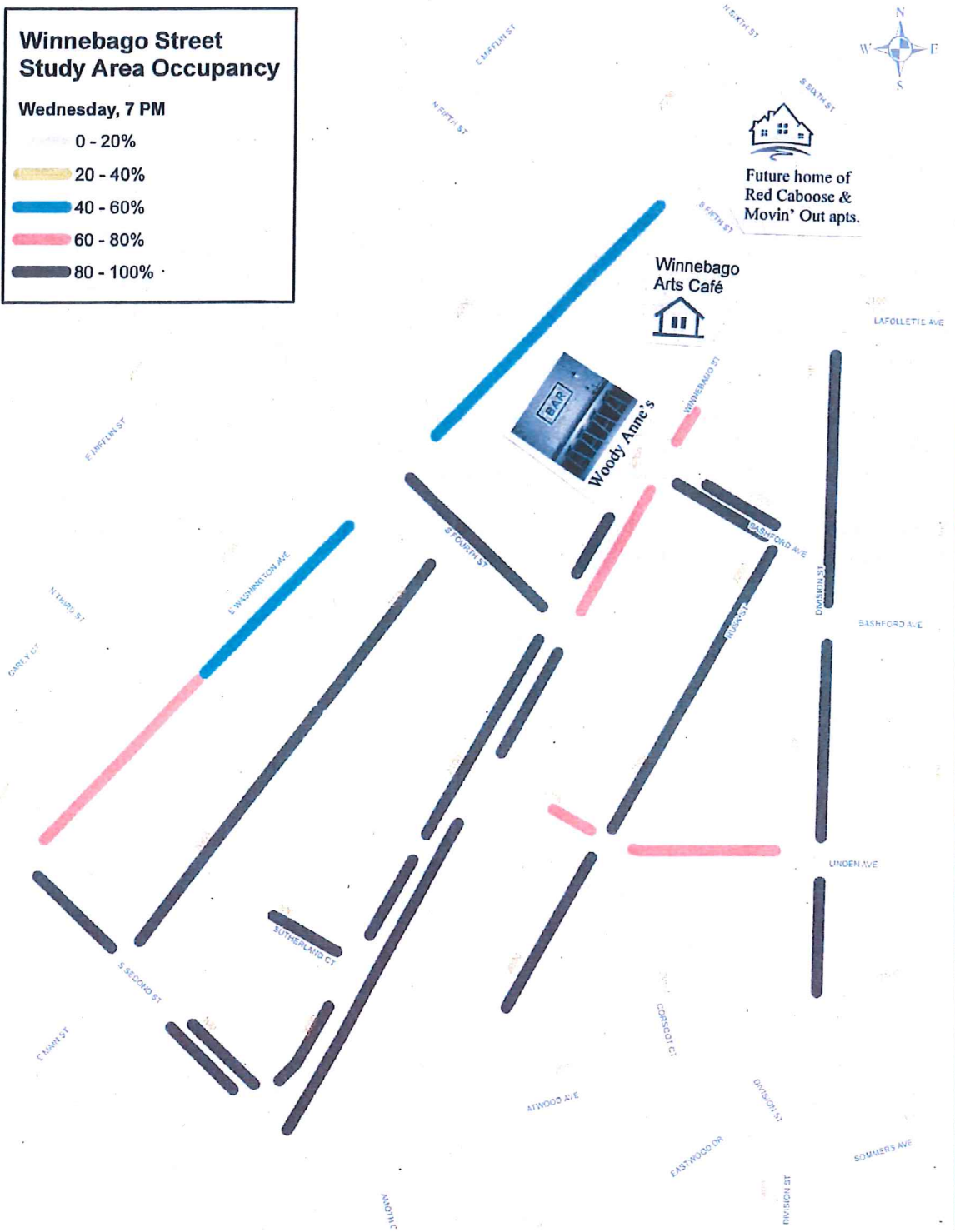
Of course there is a bus line two blocks away, and a bicycle path very close by. However in the past these things do not seem to get a lot of support.

Kathy

Winnebago Street Study Area Occupancy

Wednesday, 7 PM

- 0 - 20%
- 20 - 40%
- 40 - 60%
- 60 - 80%
- 80 - 100%



From: [Alison Lindsay Mares](#)
To: [Prusak, Sydney](#)
Cc: [Rummel, Marsha](#)
Subject: Winnebago Arts Cafe
Date: Monday, August 12, 2019 1:03:20 AM
Attachments: [Parking--Winnebago Street.pdf](#)

Good morning, Sydney -- I have written to you previously about the Winnebago Arts Cafe and I attended the meeting sponsored by Alder Rummel last month. I write again to express my disagreement with the proposal to increase capacity and add outdoor patio service to this facility.

If approved, the parking and traffic problems created by this increased capacity will directly affect the neighbors and neighborhood. If approved, the lack of parking onsite at the Winnebago Arts Cafe will directly affect the neighborhood. If approved, neighbors will be subjected to increased disruption and sleep deprivation caused by the patrons of the Winnebago Arts Cafe eating and congregating outside the Cafe.

The neighbors and neighborhood are not responsible for solving the Cafe's capacity or revenue problems. The neighbors and neighborhood should not have to forego their peace and quiet in order to accommodate the Cafe's perceived need to increase capacity and have noisy outdoor patio service. The neighbors and neighborhood should not have to be deprived of their parking spaces which are, by the City's own parking survey (see attached), full to capacity already and will be even more heavily used by residents of Winnebago Street when the newly-renovated portion of that street has fewer parking spaces. [I should mention here also that parking is already a nightmare in the neighborhood when events occur at the Barrymore on Atwood.] Neighbors and the neighborhood should not be subjected to even more erratic driving, speeding, and security issues that additional Cafe patrons seeking places to park will create. The Cafe's owners' idea of subsidizing bus/cab rides and encouraging walking/biking patrons is admirable, but unrealistic -- Americans love the automobile.

I wish the Winnebago Arts Cafe success in its current format and am glad that the transition from a relatively unused property to a 100-person facility has been successful, but the owners should have foreseen the problems they are now encountering in their original business plan and realistically accounted for them before purchasing the property. Support of this proposal from the SASY neighborhood group is deceiving -- they had no meeting with immediate neighbors of the Cafe to discuss the implications of this proposal so cannot know the neighbors' wishes or the problems this proposal will create.

Neighbors and the neighborhood should not be expected to accommodate poor planning by the owners of the Winnebago Arts Cafe. I vote "no" to this proposal and ask the Plan Commission to deny this request to increase capacity and add outdoor patio service to this facility.

Thank you.

Alison N. Lindsay Mares
2122 Bashford Ave., Madison

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From: [Alison Lindsay Mares](#)
To: [Prusak, Sydney](#)
Cc: [Rummel, Marsha](#)
Subject: Winnebago Arts Cafe (again)
Date: Monday, August 12, 2019 1:21:58 AM

One further thought on the Winnebago Arts Cafe increased-capacity proposal, Sydney.

This parking/access issue will be a major problem for anyone with a disability. With almost no parking proposed at the Cafe site, anyone needing reasonable accommodation for access to the Cafe will potentially have to negotiate significant, and difficult, distances from any parking space in the neighborhood, not to mention a busy and relatively poorly-lit road, and a railroad crossing, in order to get to the Cafe. I would have thought that this would become a serious issue.

Alison N. Lindsay Mares