

**From:** [Lea Jacobs](#)  
**To:** [Plan Commission Comments](#); [VNA President](#); [John Perkins](#); [Evers, Tag](#); [licensing](#); [Ben Biltz](#); [Wendy Fearnside](#); [Hans Borcharding](#); [Paul Cuta](#)  
**Subject:** Plan Commission Agenda item 61669  
**Date:** Friday, September 11, 2020 10:36:24 AM

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Dear Plan Commission members:

I am writing as a representative of the Vilas Neighborhood Association Zoning Committee to express our qualified support for Agenda item 61669, requesting conditional use permits to expand the building at 1313 Regent Street. The plan for this development was presented to our neighborhood association, as well as to the Greenbush Neighborhood Association. The building is located in Greenbush but is on the border between the two neighborhoods, and we appreciated being included in the planning discussion, as the development will have an impact on Vilas residents on the northern edge of our neighborhood.

We appreciated that the proposed development was within the recommendation in the Comprehensive Plan for the south side of Regent Street, calling for no more than four stories. We recognize that the 4 stories along Bowen Court are stretching the recommendation in the Comprehensive Plan which calls for 3 stories along the residential streets south of Regent. However, we agree with City Staff's recommendation to be flexible in this instance. We are thus writing to express our support for this aspect of the plan.

However, at the meeting in which the plans for the building were discussed, the owner and the developer indicated that they would seek to overturn the local ordinance prohibiting any more beer gardens adjacent to housing in the Camp Randall area. The presentation that was made to the neighborhoods suggested that the plan for the building and the plan for a large beer garden to be held on football Saturdays had evolved together.

While the VNA does not have any objections to the expansion of the building as currently planned, we think the proposed beer garden, and the corresponding effort to overturn the law which currently prohibits the creation of new beer gardens in proximity to housing, is **not** in the interests of the neighborhood. As the city's recent report "Alcohol Outlet Density on the Provision of City Services" demonstrates, areas of the city that have a relatively high density of alcohol outlets also have a correspondingly higher usage of police services: the more bars, the more issues such as fights, thefts, vandalism and public disturbances that require intervention by the police.

In the Vilas neighborhood, and especially on the edges of the neighborhood, we have experienced these effects directly. It turns out that Regent Street, along with the downtown area, is one of the areas with the highest alcohol outlet density in the city. The problems attendant upon high alcohol outlet density are, of course, most pronounced on football Saturdays. Another beer garden serving 1000-1200 patrons as called for in the presentation to the neighborhoods would only make matters worse. The issue is not how the owners would administer their beer garden, but the likely increase in public disturbances after patrons leave the bar area and enter the streets of our neighborhood.

Thank you for your consideration.

Sincerely,

Lea Jacobs  
1624 Madison Street  
Vilas Neighborhood Association Zoning Committee