

From: [Steven Leger](#)
To: [Parks, Timothy](#)
Cc: [Mayer, Davy](#)
Subject: Re: ID 91287 - 506-518 E Wilson Street and 132-150 S Blair Street
Date: Monday, January 26, 2026 7:05:41 PM

Hi Tim, I would like them added please. Thanks!

From: Parks, Timothy <TParks@cityofmadison.com>
Sent: Monday, January 26, 2026 5:50 PM
To: Steven Leger <sleger@hotmail.com>
Cc: Mayer, Davy <district6@cityofmadison.com>
Subject: RE: ID 91287 - 506-518 E Wilson Street and 132-150 S Blair Street

Steven,

By cc-ing 'Plan Commission Comments', did you intend for your comments to Ald. Mayer to be shared with the Plan Commission? Please confirm so that they can be added to the conditional use record or not.

Thanks,
TIM



Timothy M. Parks
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Development
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My hours are generally 8:30 AM to 5:00 PM. Most weeks, I work in the Planning Division offices on Mondays, Wednesdays and Thursdays; I am scheduled to work remotely on Tuesdays and Fridays.

From: Steven Leger <sleger@hotmail.com>
Sent: Monday, January 26, 2026 8:12 AM
To: Mayer, Davy <district6@cityofmadison.com>
Cc: Parks, Timothy <TParks@cityofmadison.com>; Plan Commission Comments <pccomments@cityofmadison.com>
Subject: ID 91287 - 506-518 E Wilson Street and 132-150 S Blair Street

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ID 91287 - 506-518 E Wilson Street and 132-150 S Blair Street - Conditional Use - Re-approve outdoor eating area open after 9:00 PM with amplified sound and outdoor recreation in parking lot of restaurant/ nightclubs

Greetings Alder Mayer

I am writing as a resident of District 6 in the First Settlement neighborhood to oppose the proposed one year plan for Come Back In / Essen Haus / Up North Bar, which would continue outdoor amplified music and late-night volleyball. This proposal will be considered by the Planning Commission on February 2, 2026, and I respectfully request that it not be approved as proposed.

For more than five years, these activities have caused persistent and excessive noise that is incompatible with the surrounding residential neighborhood. Amplified music until 9:00 p.m. and yelling associated with late night volleyball, continuing until 10:30 p.m., are clearly audible inside nearby homes even with windows and doors closed. This level of noise is neither incidental nor occasional and significantly interferes with residents' ability to enjoy their homes for roughly six months each year.

These impacts have been extensively documented with the City over many years. Despite attempts to balance interests including allowing up to 60 outdoor amplified music events annually for the past two years, the noise issues have not been mitigated. 60 outdoor music events, combined with seven nights per week of late night volleyball, represent a frequency and duration that is inconsistent with protecting adjacent residential interests.

Past approvals have relied on voluntary self-regulation by the operator for noise and crowd control. In practice, these measures have proven ineffective, with no clear, enforceable standards or timely remedies when noise intrudes into nearby homes.

A Cap Times article (link below) covering a Planning Commission meeting in 2022 documents these concerns from neighbors and City staff. It also includes a statement from the owner, Mr. Worm, indicating that outdoor amplified music is not essential to the business:

"I'm not fighting mostly for the music," Worm said. "I'm fighting for my business outside... I can cut the music out. That's never been our problem."

This confirms that less impactful alternatives, such as outdoor seating and food service without amplified music, are viable but have not been required.

https://captimes.com/news/downtown-madison-neighbors-being-blasted-by-essen-haus-music-they-say/article_a8c5b908-bdc0-5e09-a155-a1b67778123f.html

Frequent claims by Mr. Worm's associates that amplified music is necessary for the business to survive directly contradict the owner's own public statements. Planning decisions should be based on demonstrated compatibility and enforceable conditions, not unsupported assertions.

Accordingly, I request that the Planning Commission:

- Remove outdoor amplified music from the proposed plan.
- Require all outdoor food service cease at 9:00 p.m.
- Require that volleyball activities end no later than 9:00 p.m.

Based on years of documented experience, the current proposal does not adequately protect surrounding residential properties or meet reasonable standards for compatibility, enforceability, and effectiveness.

Thank you for your consideration,

Steven Leger

100 Block Frankin St, Madison