

2206 E Johnson St.
Madison, WI 53704

November 15, 2017

City of Madison Plan Commission
Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Honorable Commissioners:

We are writing to express our views and a concern about the proposed restaurant/tavern (i.e., El Sabor de Puebla) at 305 N Fourth St. We live at the property immediately next door and have a vested interest in the business seamlessly fitting into the neighborhood. We have no objection for El Sabor de Puebla being our neighbor, nor do we have an objection to them serving alcohol. However, we are absolutely opposed to the hours of operation at the location extending past the 9:00 p.m. close-time dictated in the established conditional use permit for the Milio's business, which is located in the same building.

A 9:00 p.m. (or earlier) closing is important to us and our quality of life. One of the more disruptive aspects of having a food service business immediately next door to our house is the trash removal and the hours at which that takes place. As it is currently, Milio's employees take the trash out sometime after the restaurant closes—usually around 10:00 p.m. We can hear the dumpster lids slam shut every night, often as we're trying to go to sleep. On top of that, twice a week (Tuesdays and Fridays), a garbage truck empties the dumpsters (twice: once for garbage, once for recycling), which is VERY loud. This often takes place before 5:00 a.m., but always before 6:00 a.m. The trash removal at this location literally causes us to lose sleep. I'm sure you can imagine how the prospect of yet another dumpster event after a 10:00 p.m. restaurant close-time is not appealing to us. Additionally, this business will have primarily dine-in customers, even during the later evening hours. (This contrasts with Milio's customers, who typically don't dine-in that late in the evening.) Because of this, late-evening foot and vehicle traffic will be impacted, as well.

Finally, I wanted to touch on the Emerson East Neighborhood Association's (EENA's) support of the proposal. We feel that due to a lack of clarity and detail in the official meeting agenda for that monthly EENA meeting, not all potentially impacted neighbors felt it imperative to attend. There was no indication that business hours of operation were up for discussion and could deviate from Milio's current hours of operation; anyone potentially concerned with this wouldn't have known to come. So, while EENA supports the hours of operation extending beyond what Milio's is currently held to, we don't feel it is necessarily indicative of the feelings of the more concerned parties in the neighborhood—and the ones who actually live closest to the property.

In closing, we support having an established local business located next door to our house—we just want its hours of operation to be compatible with our family and home life. We were very grateful for the conditional use standards the Plan Commission put in place for the Milio's business when the building at 2202 E Johnson St. and 305 N Fourth St. was constructed. They have made a difference in our quality of life, and we want to make sure those standards aren't slowly eroded with each new tenant and building occupant.

Thank you in advance for your time and consideration. Please feel free to contact us if you have questions about our position or would like us to elaborate further.

Respectfully,

Andrew and Lana Solberg

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From: Frances Keally [REDACTED]
Sent: Thursday, November 16, 2017 5:29 PM
To: Planning <planning@cityofmadison.com>
Subject: El Sabor de Puebla

Although I am delighted that a new restaurant Mexican is going into that location, I am concerned about outdoor noise and light pollution after 8 o'clock every night. For those of us who live within four or five houses of the location, and like to have our windows open at night in good weather, I know outside voices will reverberate against the church wall. That will be especially true if people have been drinking. If this is to be a neighborhood restaurant, I believe our neighborhood of older residents and young families would be most likely to visit the restaurant between 6 and 8 PM. And an 8 PM closing would still allow the restaurant to capture business from soccer games in Demetral Field and tennis matches at East high school. Thank you for considering my concerns.

Fran Keally
4th Street

From: Sara K [REDACTED]

Sent: Friday, November 17, 2017 9:15 AM

To: Planning <planning@cityofmadison.com>

Subject: In support of El Sabor de Puebla Restaurant restaurant/tavern license Monday 11/20, 5:30pm

Dear Council members,

I live in the EENA neighborhood, about two blocks away from the proposed El Sabor de Puebla restaurant/tavern. I am very much in favor of allowing this business to operate in this location and to serve alcohol on premises as proposed. I have been to the Williamson St location of the restaurant and know the business to have excellent food, but it is also low key and does not disturb its neighbors. The owners are upstanding members of the community and provide access to quality food to the community in multiple ways.

Our isolated neighborhood island, surrounded by busy streets on 3 sides, does not have any locally owned restaurants this close to our homes unless we cross E. Washington Ave. Dexter's is the next closest and they are a long walk away and they are more bar and adult oriented. Sabor de Puebla brings excellent Mexican cuisine to our neighborhood and I fully support their plan. Please approve it.

Sara Krauskopf

[REDACTED] Carey Ct

Madison, WI

From: Janet Parker [REDACTED]
Sent: Thursday, November 16, 2017 12:56 PM
To: Planning <planning@cityofmadison.com>
Subject: Supporting El Sabor de Puebla

Hello friends at the Planning Dept -

I am delighted that El Sabor de Puebla is moving to our neighborhood. I live very nearby on Upham St, and looking forward to having them so close!

Many thanks,
Janet Parker
[REDACTED] Upham St.

From: BEVERLY R PHILLIPS [REDACTED]
Sent: Thursday, November 16, 2017 3:49 PM
To: Planning <planning@cityofmadison.com>
Subject: Sabor de Puebla application

Commissioners,

I support the application of The restaurant El Sabor de Puebla for a conditional use permit to operate at 305 N Fourth Street, two blocks from my home.

As I will not be able to attend the Commission meeting on November 20 when the application will be considered, I appreciate the opportunity to register my opinion by email.

Sincerely,

Beverly R Phillips
[REDACTED] N Third St
Madison, WI 53704

From: Anita Temple [REDACTED]

Sent: Thursday, November 16, 2017 11:46 AM

To: Planning <planning@cityofmadison.com>

Subject: El Sabor De Puebla

I support the Conditional Use Application for this restaurant to operate at the Fourth Street Location.

Thank you,

Emerson East Property Owner,

Anita Temple

[REDACTED] Hoard St

[REDACTED]

From: Rich Zietko [REDACTED]
Sent: Friday, November 17, 2017 7:00 AM
To: Planning <planning@cityofmadison.com>
Subject: ElSabor

Hello:

As a member of the EENA and a resident of the 1900 block of E. Wash since 2003, I urge you to approve the Move of the ElSabor restaurant to the location of N. 4th Street. I believe it is an appropriate fit to the neighborhood as there are not any Mexican food options in the neighborhood other than Taco Bell. Additionally while on Willy Street they were denied a license to serve hard alcohol. I believe could be considered discrimination as they started on Willy Street before Pasquales on E. Wash who were given a license (as well as other newer restaurants on Willy). Margaritas go w/ Mexican food and this should be noted - not w/ fake tequila but the real deal made from agave and coming in around 80 proof! Please do the right thing and allow El Sabor to thrive!!! Thanks.

Sincerely,
Rich Zietko