



MARQUETTE NEIGHBORHOOD ASSOCIATION
 A Place for All People - Established 1968
 953 Jenifer Street
 PO Box 3223
 Madison, WI 53704

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March 30, 2017

City of Madison Plan Commission
 Attn: Chris Wells
 Department of Planning & Community & Economic Development
 Madison Municipal Building
 215 Martin Luther King, Jr. Blvd.
 Madison WI 53701-2985

re: 1511 Williamson Street - Conditional Use - Establish restaurant-tavern in NMX zoning with outdoor eating area

Plan Commissioners,

The Board of the Marquette Neighborhood Association (MNA) is contacting you concerning the proposal by the proprietors of Banzo-Shuk to serve wine and beer and establish an outdoor seating area on the Cantwell Court side of their establishment.

At its meeting of March 16th the Board considered the proposals and made two motions to support the conditional uses under certain conditions. The motions were:

1) Motion to support the Class B Beer/Class C Wine license for the existing restaurant as described in the letter of intent from the proprietors to the Plan Commission, dated March 14th, 2017. The support is contingent on the conditional use for a restaurant-tavern being non-transferable and that it not apply to future owners and operators of the property. Motion passes with unanimous vote in favor.

The decision by the Board was based, in part, on the fact that the location has housed a restaurant for over fifteen years. There was some concern that other locations within the same mixed use zoning designation may view the decision to okay alcohol sales as a green light for their locations in the future. However, the Board does not view this as setting precedent for future zoning exceptions, but as an unusual case because of the long history of the property as a food establishment.

2) Motion to support a non-smoking, 12-seat patio with the patio closing time of 7 pm, with no amplified music or sound. The Boards support is contingent on a 7pm closing time, there being a landscape/site plan to include screening design, use of existing lighting, and installation of landscape plants. Support is also contingent on the conditional use for an outdoor eating area being non-transferable and that it

not apply to future owners and operators of the property. Motion passed, with one board member opposed.

Several factors were considered during Board discussion. The Sense of the Neighborhood statement approved by the Board in 2015, is very clear that restaurant or bar outdoor seating in the back of businesses, near residences, will not likely receive support. The fact that the patio abuts the street, rather than being strictly in a backyard, that it has a 7pm closing time and the business receives less than 5% of its revenue from alcohol sales played a role in the decision to support the patio.

Thank you for considering the views of the Marquette Neighborhood Association in your deliberations.

Sincerely,



Dayna Long, Secretary Marquette Neighborhood Association

cc: Chris Wells, City of Madison
Matthew Tucker, City of Madison
Marsha Rummel, District 6 Alder
MNA Board

Wells, Chris

From: Beverly Bednar [REDACTED]
Sent: Saturday, February 25, 2017 11:58 AM
To: Wells, Chris; Rummel, Marsha
Subject: Banzo's Application for Patio Seating and Liquor License

Hello,

I understand there will be a hearing on April 3. I was at the meeting on February 15 to discuss Banzo's application for the above. It looks to me like it will be approved; however my concerns are the following:

1. That they build a 3rd side of fencing to allow less noise in the neighborhood
2. That they stop serving food etc. by 10 p.m.
3. That they will not be given a liquor license

The people attending the meeting, including myself, were so intent on the noise level etc. that no one addressed the liquor license issue. I am adamantly not in favor of granting them a conditional use permit for alcohol. We do not need another place in our neighborhood serving alcohol and I resent the fact that everyone thinks they need a license. Especially in Banzo's case where only 1% or 2% of their business is alcohol. I am very upset that this was not addressed at the meeting on Feb. 15.

The Daily Cardinal, the campus newspaper, came out with an Action Project issue dated February 2017 concerning drugs, alcohol and sobriety on campus. They also tackled issues such as "Tackling Wisconsin's drinking problem" and a Law School data project "seeking to limit extreme alcohol use across the state." In my opinion rampant approval for alcohol licenses have extended beyond the campus into my neighborhood.

I also want to know how they are going to check identification for allowing alcohol to be served to their patrons. I have been to Mickie's numerous times, especially during the day, and I have never seen ID's checked.

Somebody has to take a stand and stop this. I understand there was a tavern called Four Lakes where Common Wealth Development is now on the corner of Williamson and Rogers. Apparently new owners wanted to continue the tradition of a tavern and the surrounding neighbors would not permit it. This was years ago, as told to me by Fred Johnson, an 89 year-old former resident of the neighborhood. It is funny how anything goes these days but years ago those who lived here wanted the neighborhood protected. Madison's campus drinking problem has now extended to this neighborhood. I don't think you can go a block down Williamson without having a drink from the square to Atwood Avenue.

Sincerely,
Beverly Bednar