

**From:** [KENNETH CHRACA](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Rummel, Marsha](#)  
**Subject:** 23. 81267  
**Date:** Monday, January 22, 2024 3:00:59 PM

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RE: 23. 81267 506-518 E Wilson Street and 134-148 S Blair Street (District 6): Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) to allow outdoor recreation, weekly outdoor events, and special seasonal events in the parking lot for the adjacent restaurant-taverns

I support the approval of 6 major events and 2 outdoor events a week, not 3, from May 15 to September 15, not March 15 to November 1. The record shows that this was the agreement with the neighborhood and the city for violating zoning. Attorney Zilavy was involved with the discussions. Music outdoors was not to start before 4:00p and cease by 9:00p.

Further, it was agreed that sand volleyball games would promptly end at 9:00p with many residents asking for 8:00p. Permission was given as an exception last summer for a 10:30p time for the 2023 season because calendars and commitments had already been set.

I do not understand why the applicant has expanded on the agreement in this request. The neighbors do support the businesses. But there needs to be a balance of outdoor activity and the neighboring residents' peaceful enjoyment of their homes.

Ken Chraca  
118 S Franklin St

**From:** [Sabine Droste](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Juli Wagner](#)  
**Subject:** Comment on Plan Commission Agenda Item 23 (81267)  
**Date:** Saturday, January 20, 2024 2:13:10 PM

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To the members of the Madison Plan Commission:

Please allow me to register strong opposition to the proposed alteration to The Planned Development District-Specific Implementation Plan at 506-518 E. Wilson St. and 134-148 S Blair St., which would allow outdoor recreation, weekly outdoor events and special seasonal event in the parking lot of two restaurant-taverns.

As residents of the 115 S. Franklin St. condominiums, our second floor balcony and one bedroom face that very parking lot. We were already bothered last summer by near-nightly noisy sand-volleyball games, as well as occasional outdoor music performances of mediocre quality, at best. The noise could only be tolerated, if all windows facing in the direction of that parking lot remained tightly closed. Enjoyable evening use of our balcony was out of the question. Expansion of those activities is sure to place an undue burden on us and other residents on Franklin Street. As the Commission may know, the Blair Street parking lot and the properties on Wilson are currently also under consideration for redevelopment into a hotel and apartment building. Many neighbors, us included, have made known their opposition to aspects of that re-development proposal - for aesthetic, historic preservation-related, and practical reasons. The request by the owner of those properties to be permitted to make even more noise during Wisconsin's all too short summer months, feels like nothing more than a cynical attempt to "soften" the neighborhood's opposition to the JCAP development proposal, i.e. "If you don't want that development, let me annoy you sufficiently with additional noise from my properties that you'll reconsider your opposition, or get out of the neighborhood." I sincerely hope that the voting members of the Plan Commission will **not** support this kind of extortion!

Thank You!

Sabine Droste & Steve O'Neill  
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