

From: M

Sent: Thursday, January 29, 2026 5:14 PM

To: Plan Commission Comments <pccomments@cityofmadison.com>

Subject: ID 91287 - 506-518 E Wilson Street and 132-150 S Blair Street - Conditional Use - Re-approval

I respectfully request that my email address be removed from any public documentation due to safety concerns.

As a District 6 resident living in close proximity to this establishment, I urge the Planning Commission to deny approval of the proposed one-year plan for Come Back In / Essen Haus / Up North Bar as currently written. Based on documented history and lived impact, the proposed activities do not meet the standards of neighborhood compatibility required for approval in a residential area.

For more than five years, outdoor amplified music and late-night volleyball have produced persistent and intrusive noise that is clearly audible inside nearby homes well into the evening. This activity has materially interfered with residents' quiet enjoyment of their properties for a substantial portion of the year, despite repeated complaints and extensive documentation submitted to the City.

The proposed allowance of up to 70 outdoor amplified music events annually, combined with outdoor volleyball occurring seven nights per week, is incompatible with the surrounding residential neighborhood. The operator's reliance on voluntary self-policing for noise and crowd control has proven ineffective, as evidenced by the continued and recurring impacts on nearby residents. Approval of the plan as written would perpetuate conditions that have already demonstrated a pattern of noncompliance and adverse neighborhood effects.

Additionally, the owner has publicly stated that amplified music is not essential to the business operation, establishing that reasonable, less disruptive alternatives are available. As such, continued approval of outdoor amplified music cannot be justified as necessary or appropriate for this location.

For these reasons, I request that the Planning Commission either deny the plan as submitted or approve it only with enforceable conditions, including:

- Removal of outdoor amplified music from the approved plan; and
- A requirement that all outdoor food service and volleyball activities cease no later than 9:00 p.m.

These conditions are necessary to bring the operation into reasonable alignment with residential use standards and to prevent the continuation of documented, ongoing impacts to neighboring residents.