

**From:** [Planning](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** FW: Opposition to Plan Comission file #87636 consideration of amplified outdoor sound at 8216 Watts Road  
**Date:** Tuesday, April 29, 2025 7:36:40 AM

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**From:** Marge Liss <lmarge487@gmail.com>  
**Sent:** Monday, April 28, 2025 8:37 AM  
**To:** Planning <planning@cityofmadison.com>; Marge Liss <lmarge487@gmail.com>  
**Subject:** Opposition to Plan Comission file #87636 consideration of amplified outdoor sound at 8216 Watts Road

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My name is Margaret Liss and I live in a senior apartment complex kitty-corner from the proposed venue at 8216 Watts Road.

I oppose the pending application at this time because more specific information on the following issues is needed before this application should proceed.

First, the actual extent of amplified sound on any given day is ambiguous. When will it be on each day? Is it, each and every minute when the outdoor seating area is open from 9AM to 9PM (50%) of a 24 hour day? If yes, then this is clearly an infringement of my rights to peace and quiet: especially since the outdoor seating area is planned to be open from April 15 to November 15 annually (7 out of 12 months a year). This is an excessive amount of time and would interfere with sleep habits, possibly trigger migraine headaches, or exacerbate other health issues.

Second, there is no information on the decibel levels of the amplified sound within 200 feet from the amplified sound location when the amplified sound is on. It is known that noise induced hearing loss can occur over time from high noises such as those produced by amplified sound. The National Institute for Occupational Safety and Health provides guidance for noise exposure levels for employees. Excessive levels can cause harm to one's hearing depending on the specific decibel level and the duration of time at that level. What are the decibel levels within 200 feet of the amplified sound location and how many minutes per day will one be exposed to it? What is the amplified sound level expected to be at my unit and for long each day? Will the amplified sound levels infringe my right to safety because it will cause my hearing to worsen?

Thank you for the opportunity to express my opinion.

Margaret Liss  
8202 Highview Dr. Unit 260  
Madison WI 53719

**From:** [McNabola, Lisa](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** FW: Regarding 8216 Watts Road Application  
**Date:** Monday, April 28, 2025 8:24:01 AM

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**From:** Evan Good <evanbgood@yahoo.com>  
**Sent:** Friday, April 25, 2025 10:45 PM  
**To:** McNabola, Lisa <LMcNabola@cityofmadison.com>  
**Subject:** Re: Regarding 8216 Watts Road Application

Hello Lisa,

Thank you for this information. I read over the application documents and I have a better understanding of what's being considered now. However, my concerns still stand, and if anything, I am more opposed to the proposal. I'm completely fine with anything I've written being posted and taken into consideration. However, now that I have more information, I have an additional statement that I'd like to make. I considered trying to attend the virtual hearing on Monday to say something to this effect, but if it's all considered in the same way, I'd like to add this to my previous written comments:

As a resident of one of the over forty nearby apartments at Cortland Commons, my feelings on the proposal to allow "amplified sound" at 8216 Watts Road are simple: If any current resident was to take an amplified speaker and point it out of their window, regardless of what they played or at what time of day, it would be considered a breach of their rental agreement, and rightly so. I don't believe that a business tenant should be treated differently. There is an Approval Standard mentioned in the proposal that states, "The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.", and I believe this request would violate that for me personally, as well as other residents and businesses in the area.

I'd like to echo the concerns submitted by Anunson Chiropractic, a healthcare business with a therapeutic environment that operates directly across from the proposed location and would be negatively impacted by unwanted noise. Similarly, several businesses in the complex have been operating successfully for years at a reasonable volume, two of which have existing outdoor dining areas that adhere to the sound restrictions already in place, and likely would be impacted by additional sound in the area. It simply seems unfair for a shared parking lot to be used as a live music venue, and I can't think of another location in the city where such a thing would be allowed outside of special events.

As others have stated, Brennan's has been a great neighbor, and I'm all for more businesses adding to this lovely area that I've called home for several years. But for the same reason, I felt the need to speak out on this issue.

Thank you very much for your time,  
Evan Good

On Thursday, April 17, 2025 at 09:35:48 AM CDT, McNabola, Lisa <[lmcnabola@cityofmadison.com](mailto:lmcnabola@cityofmadison.com)> wrote:

Hi Evan,

Thank you for your comment. The previous tenant, the Cider Farm, did not have approval from the City to have amplified sound outdoors. This property is in the Planned Development zoning district and has to comply with the approved zoning text for the property. The zoning text is attached for your reference. The text specifically prohibits outdoor amplified music.

The new tenant, Skip's, is applying for City approval to allow amplified music in the existing outdoor eating area. You can find the application materials here  
<https://madison.legistar.com/LegislationDetail.aspx?ID=7266227&GUID=31A6A2D6-59BE-4408-BD18-DBDA941FBA5E&Options=ID|Text&Search=8216+watts>

At this time the applicant is proposing to host live music in the outdoor eating area. The live music would be scheduled between April 15 to November 15. The proposed hours of operation for the outdoor eating area are 9 a.m. to 9 p.m.

In order for this to be allowed the applicant needs three city approvals

- Approval to amend the zoning text to:
  - Remove the prohibition of outdoor amplified sound
  - Allow the hours of operation to start at 9 a.m. instead of 11 a.m.
- Approval of a conditional use for a Restaurant-Nightclub. This is the zoning term for a restaurant that sells alcohol and has live music.
- Approval of a conditional use for Amplified sound in an outdoor eating area. If the conditional use is approved they would have to close the outdoor eating area at 9

p.m.

I do want to let you know that any emails sent to the pccomments email account are posted online. You can find your comment at the above link. The comment can be removed at your request. By the end of next week the staff report will also be available at this link. It will include a summary of the request and a staff recommendation regarding the application.

Please note that the notice that was sent out was missing information about the application. A new notice has been sent out. It should arrive sometime next week.

Let me know if you have any questions or comments.

Thanks,

Lisa

**Lisa McNabola, AICP** (she/her/hers)

Planner – Development Review & Plan Implementation

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PO Box 2985

Madison, WI 53701

[lmcnabola@cityofmadison.com](mailto:lmcnabola@cityofmadison.com)

608.243.0554

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**From:** Evan Good <[evanbgood@yahoo.com](mailto:evanbgood@yahoo.com)>  
**Sent:** Wednesday, April 16, 2025 11:20 AM

**To:** Plan Commission Comments <[pccomments@cityofmadison.com](mailto:pccomments@cityofmadison.com)>  
**Subject:** Regarding 8216 Watts Road Application

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Hello,

I recently received a notice of public hearing in the mail, regarding the restaurant at 8216 Watts Road (The Cider Farm) requesting approval for amplified outdoor sound. I've not taken part in one of these issues before, but I would like to voice my concern, if possible.

I currently live in the building at 8201 Plaza Drive, close enough that I can see part The Cider Farm out of my window. I've lived in this apartment for over 10 years now, and one of the reasons I've stayed as long as I have is that it is a reasonably quiet place to live. As I am a disabled autistic adult with auditory sensitivities, living somewhere where noise isn't an issue is extremely important to me.

During the pandemic, The Cider Farm opened across the parking lot from me, and during warmer months, it has been the #1 worst source of noise I've experienced in the time I've lived here (other than the time the street was remodeled outside my window). It tends to only happen on weekend afternoons, but they tend to have various forms of live music on their open patio, many of whom use amplifiers which are pointed outward at my residence and at the other apartments in my area. The volume of this music is enough to be heard through closed windows with air conditioning units turned up. Depending on the day, it can go for several hours at a time. In previous years, I've needed to look at the restaurant's schedule and arrange for somewhere else to go when I know they're planning to have a loud musician. Near when the performances began, I asked the owner of my building, Rouse Management, if they could do anything about the issue, as I believe they own both properties, but they weren't willing to intervene at the time.

The notice I received didn't describe what the application for beyond "conditional use for amplified sound in the outdoor eating area of a restaurant-nightclub". Since I've already had issues with the amount of noise coming from the restaurant, I don't understand if this application means they are seeking the ability to make more noise, or if they were operating without approval to this point. And, if the latter is true, I obviously have objections to it, but understand if my needs are outnumbered. However, if the application is in fact to allow larger performances and more common or louder noise, it's of great concern to me. I don't live in the world's most expensive apartment, but I do think I have the right to a comfortable, healthy living space.

If this approval is granted, I would greatly appreciate if I could be given more information as to what it means for the area. I have not currently signed a new lease for 2025-2026, and obviously, having some knowledge of an incoming increase in noise would allow me to make a decision to leave in advance, if necessary.

As I said, I've not really gotten involved in a public hearing like this before, so hopefully this is the correct method to voice some opposition, and any advice on how to proceed would be appreciated.

Thank you very much,

Evan Good

**From:** [Planning](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** FW: Objection to Courtland Commons alteration  
**Date:** Monday, April 28, 2025 8:13:51 AM

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**From:** Beatrice Jones, LC <[b5jones4@yahoo.com](mailto:b5jones4@yahoo.com)>  
**Sent:** Monday, April 28, 2025 8:10 AM  
**To:** Planning <[planning@cityofmadison.com](mailto:planning@cityofmadison.com)>  
**Subject:** Objection to Courtland Commons alteration

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Hello,

I live at All Saints Neighborhood very close to the proposed plan for Courtland Commons to allow a restaurant-nightclub to have amplified sound in an outdoor eating area.

Residents at All Saints value the peaceful quality of life they enjoy. Folks in the Assisted Living building are often quite ill, and I am especially concerned for their welfare. However, many residents in all the facilities enjoy relaxing on the patio or their balconies, and loud music from an outdoor nightclub may be particularly disturbing for them as well as the numerous older residents who enjoy an early bedtime. I request that the Plan Commission consider these residents and deny approval of the alteration associated with the public hearing on this issue.

Thank you,  
Beatrice Jones  
8202 Highview Dr Apt 263  
Madison WI 53719

[Sent from Yahoo Mail for iPhone](#)

**From:** [Wade Anunson](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Cortland Commons  
**Date:** Wednesday, April 23, 2025 12:38:35 PM

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Hello,  
I am sharing my concerns as a professional/business owner of the Cortland Commons, 8215 Plaza Dr suite B, Madison, WI 53719.

Firstly, I wish to share that I greatly appreciate the Brennan's Cellars community as both a neighbor and for the wonderful service they provide our mutual patrons.

I do have some concerns that will directly and negatively affect my business given the new proposal for "amplified sound in the outdoor eating area."

My business has been here since 2006 and serves a wide range of ages for health care and requires;

1. A professional environment where communication (reciprocating between doctor/staff to patients) and the delivery of healthcare services is dependent on a high degree of quiet/relaxation/peace.

2. A Business environment that supports the quiet service objectives between 9:30am - 6:30PM Monday - Friday (Weekdays).

I am strongly opposed to allowing unrestricted "amplified sound" as well as "restricted amplified sound" prior to 6:30pm Monday - Friday as it will adversely impact my ability to conduct business effectively.

Thank you for allowing my comments and concerns.

**Wade E. Anunson, DC**

8215 Plaza Dr., Suite B

Madison, WI 53711

[www.GetBackFast.com](http://www.GetBackFast.com)

**608-829-2250**



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**[b3burnzone.prob3.com](http://b3burnzone.prob3.com)**

**From:** [frtimothyjoneslc@yahoo.com](mailto:frtimothyjoneslc@yahoo.com)  
**To:** [Voting](#)  
**Cc:** [Plan Commission Comments](#)  
**Subject:** Re: Reply all for comment  
**Date:** Wednesday, April 23, 2025 12:20:15 PM

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Hello,

I would like to register my comment for the upcoming Plan Commission Meeting for April 28, 2025, 5:30 p.m. (Virtual Meeting. I am **opposed** to the proposal for approval of an **"alteration to the approved Planned Development District-Specific Implementation Plan for 'Cortland Commons' and Conditional Use(s) at 8216 Watts Road for a restaurant-nightclub with amplified sound in the outdoor eating area."**

My wife Beatrice and I reside at All Saints Senior Apartments located at 8202 Highview Dr, Apt 263, Madison, WI 53719. Our property is within 200 ft of the property listed above at 8216 Watts Road. All Saints also has outdoor seating areas and amplified sound would be a great distraction. We have residents who live in apartments in very close proximity to the restaurant-nightclub. It would be a real disservice for our residents to have to listen to such amplified sound.

We **strongly disagree** with the proposed restaurant-nightclub request and sincerely hope that the City of Madison will not approve this application. Thank you!

Best regards,

Fr Timothy Jones

*Rev. Prior Timothy B. A. Jones, MDiv., LC  
Saint Cuthbert's Chapel and Priory  
The Lindisfarne Community  
Madison, Wisconsin*

On Wednesday, April 23, 2025, 11:58:56 AM CDT, Voting <[voting@cityofmadison.com](mailto:voting@cityofmadison.com)> wrote:

CCing so a member of the community can reply all with comments.

Thank you!

Taylor Wall – Municipal Clerk II

City of Madison Clerk's Office

210 Martin Luther King Jr Blvd, Rm 105

Madison, WI 53703