

August 2, 2012

City of Madison Plan Commission
c/o Bradley J. Murphy, Commission Secretary
210 Martin Luther King, Jr. Boulevard
Madison, WI 53703

Re: 1445 Regent Street Beergarden Application

Dear Members of the Plan Commission:

I regret that business obligations will keep me from attending your August 6th meeting.

I think that Agrace HospiceCare is a valuable community asset. I also think that the conditional use of this property as a beergarden is not appropriate because of the large number of existing bars and beergardens in the Regent Street corridor and because of the proximity to neighborhood housing. City experience with concentrations of alcohol venues in the isthmus corroborates the first statement and our experience with an earlier beergarden, among others, supports my second statement. Our right of quiet enjoyment of our homes was so severely disrupted some years ago that the Plan Commission terminated the beergarden conditional use permit of Grace E's Grill at this exact same location.

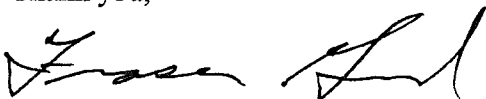
I have lived at 1526 Jefferson Street, Madison, for a full 34 years, so in that sense I have been in business at this location a year longer than Agrace says it has been in operation. During this time I have seen the number of beergardens steadily grow from one in 1978 and no amplified sound (I do not include the interior one that was at Johnny Laugens) to the tens of beergardens today, each with amplified sound. Even with the June 1, 1998 (Carran & Roberts) standardized overlay beergarden rules and the newer noise ordinance, the noise levels are significant, as is the effect on the neighborhood.

Because of the shape of the blocks, the Regent-Madison corner backs up to Jefferson Street properties which are one-third of the way up Jefferson Street from Regent Street. So although my neighbors and I may be four, five, or six doors up from the Lucky's Bar beergarden, we would find ourselves (again) right across the alley from a beergarden at 1445 Regent Street. We are plenty close enough to the Lucky's beergarden. Another beergarden that would be closer to more houses would adversely affect our use and enjoyment of our residences, just as it did in the past.

With regard to the applicant's statement, "Q106 will provide music for two hours of each game", mean. Is this a maximum of two hours? -Starting when? -No later than when? The behavior of future operator of this beergarden is not bound to follow the applicant's proposal--only those conditions that the Plan Commission writes into its approval.

I served as chair of the Vilas Neighborhood Association (VNA) zoning committee for about 18 years. During that time, we worked with beergardens in a balanced fashion, often with considerable flexibility. We explicitly supported beergardens more often than we opposed them. I do not feel that this is an application we would have supported, nor do I feel I can support this application as an individual neighborhood resident.

Thank you,



Fraser Gurd
1526 Jefferson Street, Madison, Wisconsin 53711