

Dear ALRC Members:

Re: Next Door Brewing Co. License Application (Council File No. 29592)

We are property owners at 2426 Sommers Avenue and are writing to express our opposition to the proposed "brew pub" at 2439 Atwood Avenue. We share all of the neighborhood concerns summarized by Victoria Straughn and Dean Morse in their letter of April 3<sup>rd</sup> to you.

In particular, we feel this project poses a very real threat to the residential character and quality of life in the neighborhood, in the form of increased traffic, noise, congestion, and parking demand. We also believe it will have an adverse impact on the existing mix of established small businesses on Atwood Avenue, for the same reasons.

- The available on-site parking at 2439 Atwood (net of nine spaces after deducting residential and handicapped spaces?) is wholly inadequate for a business with a proposed capacity of 100 persons indoor and 30 outdoor.
- Customers vying for these few spots will have their only ingress and egress from busy Atwood Avenue, where traffic speed and volume are already a concern (Vehicle counts for that stretch of Atwood Avenue are in excess of 20,000 daily.) They will have to enter and exit the lot very close to a point where eastbound traffic on Atwood rounds a blind curve.
- On-street parking is extremely limited on Atwood Avenue now and there are no off-street public parking lots for many blocks in any direction
- The inevitable parking spill-over will be to the congested neighboring residential streets, where one side-only parking restrictions apply on the east-west streets and winter snow piles make one-way traffic the norm. (That also raises all the problems associated with bar patrons returning to their vehicles late at night.)

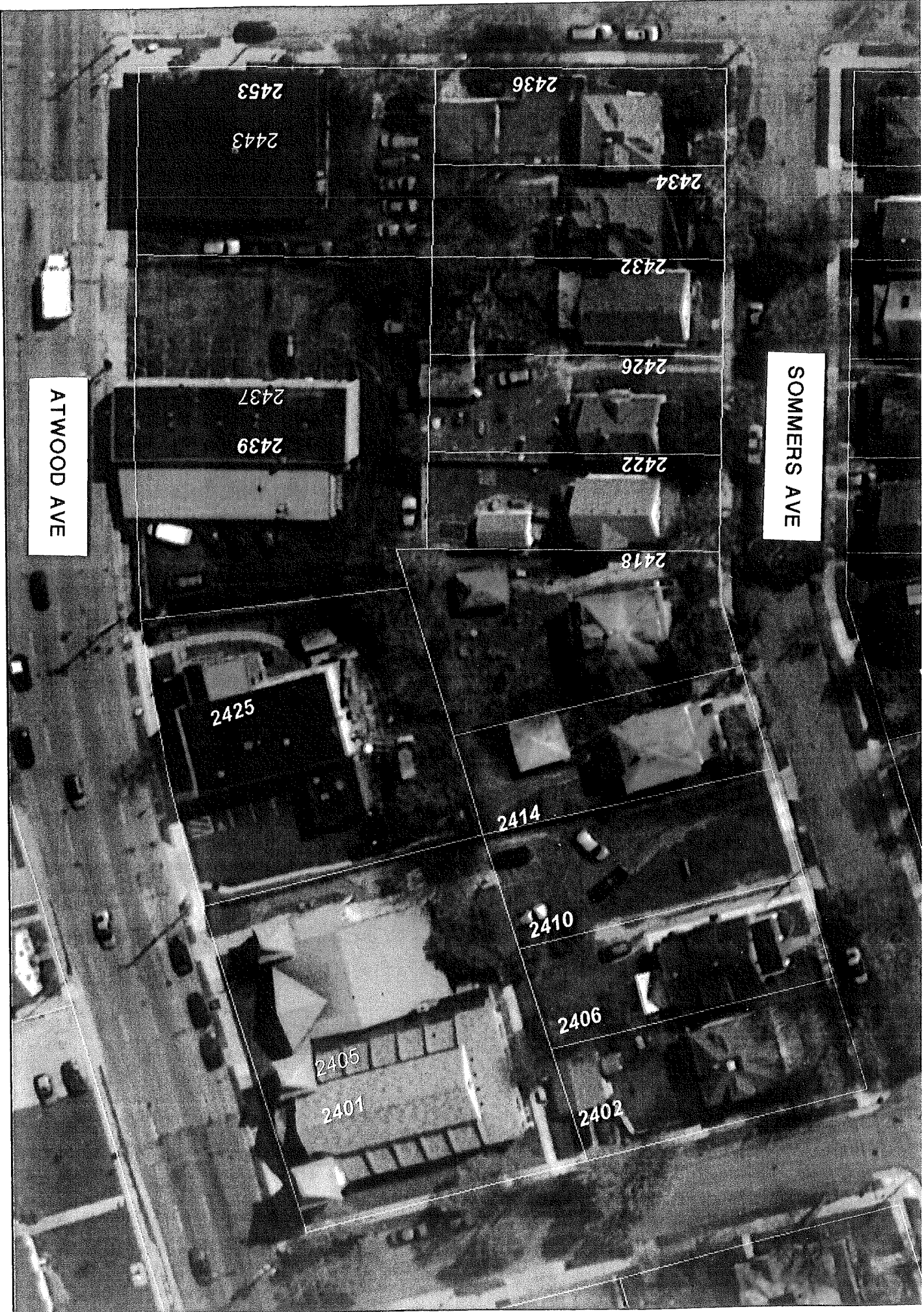
There is no way an establishment of this capacity qualifies as a "neighborhood spot". It will likely draw city-wide and even metro-wide, and we would be naïve to believe any significant number of customers would arrive on foot or by bicycle.

In the abstract, or in another setting, the Next Door Brew Pub may be a fine proposal. In this context, it has some major deficiencies as highlighted by area residents that make it a quality of life issue for this neighborhood. We urge you to reject the license application as proposed.

Thank you for considering our comments.

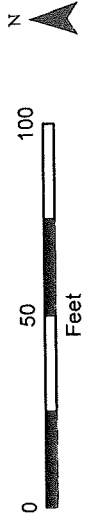
Brian and Nancy Mitchell

#29592  
Brian Mitchell



SOMMERS AVE

ATWOOD AVE



# 29592

Brian Mitchell - Registrar

5. The Jenifer Street Market, like the Williamson Street Co-op, is a critically important asset of the neighborhood. As with the cooperative, all possible measures must be taken to insure the continued vitality of the market.

6. To the extent opportunities may arise to change the use of the land now occupied by Schoeps Ice Cream and Capital Water Softening (at the southwest corner of Eastwood Drive and Division Street), a significant portion of the land should be designed for parkland, residential, or mix use projects (including small retail shops).

7. Parking is usually not a problem at present for businesses in the Schenk-Atwood portion of the neighborhood, particularly with the imminent parking area around the Barrymore Theater. However, it is important to the continuing vitality of the Atwood Avenue-Winnebago Street commercial corridor that providing for adequate parking be part of new residential and business developments in the area.

8. The historic character of Schenk-Atwood Business District should be accentuated by: 1) installing historic style street lighting along the 2000 block of Atwood Avenue and 1900-2000 blocks of Winnebago Street and 2) new construction should reflect the historic-style streetscape such as encouraging new buildings to be built-up to the sidewalk edge (or the street right of way), to use compatible materials, colors, and similar sized window openings, and to reflect similar scale to other surrounding buildings.

9. Bury overhead utility wires along Atwood Avenue and Winnebago Street.

10. To improve the safe movement of pedestrians in the neighborhood, the neighborhood should request that

Traffic Engineering Division 1) install a *No Turn on Red* sign at the Eastwood Avenue-Division Street intersection (for automobiles heading south) and Division Street-Eastwood Avenue intersection (for automobiles heading east) to help facilitate pedestrian crossing, especially children going to and leaving from Marquette-O'Keefe School and 2) to continue to work with neighborhood residents (including school-aged youth) to investigate the best measures to facilitate the crossing at the Williamson-Few Street, East Washington-Fourth Street, and Winnebago-First Street intersections.

### Land Use Area C

## **Yahara River Corridor**

### The Yahara River Corridor Recommendations

The Yahara River is one of the neighborhood treasures. The future vision of the river corridor (the lands lying to the east and west of the river banks) is to develop a pedestrian pathway that will provide a safe, accessible, and recreational passageway along the corridor. Improvement of pedestrian travel across (or under) bridges and busy intersections, a connection to Burr Jones Field and Tenney Park, and the enhancement of the shoreline to accommodate more greenspace and recreational lands will provide greater recreational opportunities to residents in this park deficient central city neighborhood.

Redevelopment of existing industrial lands lying to the west of Thornton Avenue (between East Main Street and Williamson Street) would provide the opportunity to construct higher density residential buildings with the amenities of the river and proposed East Rail Corridor bike path.