

1153 Emerald St.
Madison, WI 53715
June 13, 2016

City of Madison Plan Commission
210 Martin Luther King, Jr. Blvd.
Madison, WI 53701

Dear Commission Members:

I am writing on behalf of members of the Greenbush Neighborhood Council (governing body of the Greenbush Neighborhood Association) regarding the conditional use permit for additional parking and an outdoor recreation area for the new Lucky's Brewpub at 1313 Regent St.

The GNC felt we had no reason to oppose the proposed changes provided that:

- outdoor activities will cease by 10PM nightly
- no outdoor amplified sound is to be used in the area
- a privacy fence will be constructed on the facility the perimeter between neighboring residences and the outdoor recreation area/volleyball courts
- lighting to be installed is designed to minimize light scatter reaching neighboring residences

I am told the first three items in this list are included as terms for the conditional use permit being applied for. The Neighborhood Council felt the additional 8 parking stalls, although not a tremendous increase in parking capacity, is an overall improvement for the site.

Mr. Ripper did provide a copy of the site lighting plan to me last week indicating designs predict minimal light scatter will reach homes on the south side of Bowen Ct. or to the residences along S. Randall adjacent to the proposed parking areas.

Should there be any significant deviations from the above design changes and operational limitations outlined above that would extend hours of operation, increase overall sound volume for neighboring properties or increase the amount of light cast beyond the property boundaries, we feel the Neighborhood Council should be briefed on such changes before the conditional use permit is granted.

Sincerely,

John Perkins
Greenbush NA, President

Neighborhood Council Members:

Zaccai Lewis	Jason Hagenow
Cindy Koschmann	Julie Laundrie
Ryan Engel	Karen Carlson
Duane Steinhauer	Mark Wagler
Cynthia Williams	Nate Warnke
Andrea Levy	