

Hello Commission Members,

All other aspects of this plan aside, the proposed outdoor seating to the bar is a bad plan that is not in line with the needs of the neighbors and lies far outside of any other zoning precedent. There are arguably five adjacent houses: Three directly adjacent lots and two being separated by Sherman Ave. and there are two more residences on Sheridan to my east and on Winchester in the same direction which will be affected by this change as well as the apartments opposite the Zippy Lube on the corner of Aldo and N Sherman. These properties will be subject to any noise that takes place outside, which will likely be significant due to heavy, late night drinking.

While the patio may increase the capacity of the bar and provide a place to drink in the summer, it will inevitably create a noise problem in the late evening hours. Under the current plan, the patio area will be open for twelve hours a day from 2pm-2am. Busse's does not serve food and so the only thing patrons do there is consume alcohol and smoke. Patrons who stay until bar time will likely be drunk and loud. While the 8-ft fence along the back portion of the outdoor seating may be good enough to keep everything out of sight, it will do nothing to mitigate reverberation of sound in the space. Living where we do exposes us to the sound of traffic on Sherman ave, but while the occasional car going by is easily ignored as white noise, The random chatter and occasional shouting of people is not. This problem becomes compounded for me and my neighbors to the south by the reality that the southern wall of the Zippy-Lube is made of cinderblocks and glass, both highly sound-reflective materials that will reflect any sound that is made on the patio back towards my house and the house of my neighbors. Spending my time in concert halls and playing in various musical venues, I can tell you that hard surfaces are great if you want a quiet noise to be heard in a big space, but terrible if you want a loud noise not to be heard. The southern wall of the zippy lube will essentially do the same thing, but the outcome will be amplified noise pollution and will be reflected directly at my home.

My bedroom is located on the corner of my house closest to Busse's. This is the only option for my sleeping quarters with the other being an upstairs loft which also has a window facing the Zippy-lube. In addition to this, I teach in my home on Fridays and do not want to hear noises from the bar during evening lessons. As a musician I spend much of my day being very focused on the sound I and others are making and when I am trying to relax in the evening, I need silence. Having a patio open till bar time will interfere with my sleep on those nights. Additionally, I play concerts on most Friday and Saturday nights and when I come home I am often exhausted and want to relax. While the installation of rear windows on the bar may have increased visibility for patrons, it also increased evening noise. I have been happy that in the instances I have asked Busse's to close the rear windows or to keep patrons of the back steps, they have accommodated my requests, but I don't like having to call them to do this and furthermore I believe the proposed patio creates a situation in which they cannot control the noise when asked. To think that the noise level could be increased manifold is worrying to me.

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While this is a personal thing for me, I also see this as a concern for my neighbors, the neighborhood and the city both in terms of its effects on quality of life and property values. I bought my house knowing that this would not be the last house I own and I made the decision to buy thinking that my property would not include outdoor bar seating as did all of my neighbors. This will not only affect me, but everyone surrounding Busse's and the value this aspect of the site plan will bring to the neighborhood is not commensurate with the detracting in quality of life and home value.

I like beer a lot and have been to most of the many bars in Madison. This plan would make Busse's unlike any other place in town. I can think of three places which come close. Mickey's, Bear and Bottle, and Tip-Top Tavern which is incidentally owned by Mr. Altschul. Mickey's has one direct resident neighbor and that house has in the past been rented by one of the bartenders, thereby avoiding the issue of patio noise for that renter. On the other sides there is the river, the bike path and a now abandoned retail space across the street. Mickey's also serves food, a notable distinction. Bear and Bottle, a newer bar on N Sherman has outside seating, but is not directly adjacent to any residences and also serves food. Tip-Top, is on a corner lot and the opposite corners are occupied by businesses. It affects two houses and, like Mickey's and Bear and Bottle, it is a restaurant in addition to a bar where patrons go for food and a drink or two. Additionally, if I'm not mistaken, the patio at Tip-Top closes at 9pm, not 2am.

Busse's does not serve food and therefore having a patio for drinking which closes at 9 makes little sense for them financially since most patrons do their drinking in the evening hours, so negotiating an early close to the patio makes no sense for Mr. Altschul.

Most importantly, speaking to the request to rezone this area, there are very few spaces if any in Madison that are strictly bars that allow outdoor seating in the evening hours in the middle of residential areas. I could not in fact think of one such space and in fact in googling "Madison bars with outdoor seating," There is no bar in the city that does not serve food, has outdoor seating and is surrounded on all sides by residential zoning and in fact very few restaurants that have evening outdoor seating that are in residential zones. The only one I can think of that comes close is Mr. Altschul's Tip-Top Tavern. The allowance of outdoor seating for Busse's would be a single, major exception to the zoning precedent for the city on a site which was already grandfathered in to the existing zoning so that it could continue to be a bar.

The coffee shop is a great idea and I support every other part of this site plan. Busse's is already a fairly happening place on most weekends and I like to go there myself from time to time. I think it's worth questioning what need there is for this particular aspect of the plan and given that there is value being taken away from our homes both monetarily and in quality of life, my neighbors and I want to know that with any development that takes place or in this case rezoning, our sacrifices are worth it to the neighborhood as a whole. I believe this is a request that adds no value to the neighborhood and offers a very unusual precedent in allowing for people to drink outdoors in a residential area with no food service or cap on evening hours. It

also strikes me that the outdoor seating is being packaged within a larger plan so that it meets with less resistance.

The plan for outdoor bar seating offers minimal value to Busse's patrons and to the bar's owner and would detract significantly from my quality of life as well as that of my neighbors.

I believe this plan can have good value without the bar having outdoor seating. I ask that this rezoning request be rejected based upon the proposed outdoor seating area at Busse's.

From: Amy Brooks
To: Prusak, Sydney
Subject: Proposed re-zoning of 2005 N. Sherman Ave
Date: Friday, April 26, 2019 12:11:42 PM

Hi Sydney,

I have some questions and comments regarding the proposed re-zoning of Bussey's Tavern at 2005 N. Sherman Ave.

In regards to the letter of intent for this proposal: While I understand this building has been around for a very long time, it was grandfathered in to its current zoning in order to continue AS IS with no outdoor seating, and no allowable additions to the current building. I checked on the zoning of this establishment before I purchased my house in the neighborhood nearly 20 years ago... so it affected my decision then, knowing they would not be allowed to expand, or have outdoor seating.

It is also mentioned in the letter of intent that this property has been around since the early 1900's, but at that time the entire area was mostly prairie, wetlands, woods, and fields. Now it is entirely a residential neighborhood, and they were allowed to be grandfathered in, but only in their current capacity.

Also, in regard to any new fencing going up for the proposed outdoor seating area: Decorative fencing will do nothing to relegate increased sound and noise issues. Even the best sound proof fencing on the market could not eliminate the increase levels of noise that will be coming from this addition. Decorative fencing will essentially do very minimal in regards to noise, as well as sound continuing to bounce off of adjacent Lube property (owned by same person), and reflecting throughout the neighborhood. There is absolutely no validity to the statement in the letter of intent that there will be no sound amplification. It's basically impossible that this project will result in LESS noise than is already present. Even with minimal people standing outside smoking, joking, swearing, yelling, sometimes fighting, it is loud. It will only result in more noise for the neighborhood.

In regards to cigarette smoke. You can smell cigarette smoke in the neighborhood now, when people are standing outside of the bar - smoking. Essentially this project will create a huge outdoor smoking area, resulting in air pollution issues. There is no acceptable reason to allow this in a residential neighborhood. There is no way to relegate that level of cigarette smoke and smell.

In regards to proposed hours of operation: I assume then this will be a "lighted" area? Now we will have additional light pollution, in addition to noise and smell. What type of outdoor lighting is being proposed? Any lighting, but in particular any overhead lighting, will result in light pollution for any adjacent properties.

I also have concerns with increased traffic on the side streets.

I would like to know if changing this zoning would then also increase the allowable capacity of the bar?

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I would also like to know if this re-zoning would allow alcohol to be consumed outside? I am opposed to this.

I would also like to know if the proposed dumpster enclosure will have sound proof fencing? Also, will access to the owner's next door property be through the property's back yard? What I am asking is, will they be carrying garbage and recyclables through the back yard of the property, or will they only have access to the dumpsters from the front/street-side of the 2 properties? Again, the potential for increased noise, as well as smell from an even larger dumpster area, is very troubling.

I would appreciate if my questions and concerns could be addressed.

Thank you for your attention.
Amy Brooks
abservices@gmail.com

Tuesday April 28,
2019

(1)

To:

City of Madison City-County Building
210 Martin Luther King, Blvd
Room 201
Madison, WI 53701-2985
608-266-4635

From:

Tammy and Russell P. Little
1913 North Sherman Ave
Madison, WI 53704



tammylittle174@gmail.com

(2)

Subject: Plan Commission

May 6, 2019 5:45 pm

Public Hearing

Community & Economic Development
2005 North Sherman Avenue, for
rezoning from (TR-C4) to
(NMT).

210 Martin Luther King Jr. Blvd
Room 201

Common Council

May 21, 2019 6:30 pm

210 Martin Luther King Jr. Blvd
Room 201

City-County Building

Madison, WI 53701

5)

Dear Sir or Madam!
City of Planning Division

I, Tammy and Russell Littel, have read the information postcard for which you have send to us. We have living the same longtime residents.

Like to vote: No! No! No!, for the outdoor - Eating area restaurant tavern business.

Yes, would be a very bad plan and idea for the entire area and North Sherman Neighborhood. The Bar, especially the people, every day for which they all are rude, loud and drunk, and have thrown and litter the area.

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4) And when they finally do leave, all should not be driving away, and yes also walking, and late at night, always hearing yelling, and loud noises, and trash items. For which some certain items, not beer bottles.

The building the outdoor-eating area restaurant-tavern for this area, will not be a good plan. There sure will be more traffic, more drunks, for sure they will go have something to eat, instead of leaving.

(5) I have a front row watching and keeping an watchful eye on all. There are much more going on then drinkings. Can tell and see.

Living here in the Neighborhood, and Area, everyone should feel safe and sound, but what with the bar in the area, everyone have to be more watchful and careful. Trying to make the area and neighborhood clean the property.

(6)

Thank you for your time and consideration. The Littels will feel better knowing the City Planning Commission and the Common Council will make the right choice, for the area of 2000 North Sherman Avenue, Madison, WI

Sincerely,

Jammy Marie Little
Russell P. Little