

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 that will be reflected directly at my home and the home of my neighbors.

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.

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 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 detraction 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 good 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 little 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, more appealing plan so that it meets with less resistance. It could not stand on its own.

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.

