

From: [Alison Lindsay Mares](#)
To: [Prusak, Sydney](#)
Cc: [Rummel, Marsha](#)
Subject: 2262 Winnebago Street
Date: Sunday, June 30, 2019 11:44:21 PM

Good morning Sydney:

Last year I had serious reservations about John & Jake DeHaven's refurbishment of the Sons of Norway building at **2262 Winnebago Street**, but was willing to along with the Café and nightclub, with the condition that the nightclub would be limited to select nights of the week and that noise would be limited. In neighborhood meetings with the DeHavens', we got these concessions. I was concerned, however, that should the plans for the Café be approved, it would not be long before the inch given to the DeHavens' would be stretched to a mile. With the new proposal for an outdoor eating area, increased capacity, and more limited parking I was obviously correct.

At meetings with the DeHavens last year, neighbors expressed particular concerns about noise and parking. With the number of parking spaces now being reduced on Winnebago between Schenk's Corners and Bashford as well as the parking lot attached to the Winnebago Arts Café, patrons of the latter would obviously be looking for parking in the adjoining neighborhood, which is already limited. An additional 126 patrons frequenting the Café and reduced parking in the Café's lot means even more of our neighborhood's parking spaces would be stolen from us.

The noise from an outdoor eating area really needs no additional comment. It will be noisy with dishes, conversations, and (quite probably) music penetrating into our quiet neighborhood. Not mentioned, but likely, is that the outdoor eating area will be open 7 days a week, so the noise will be every night, not just limited nights. And I notice that an outdoor deck has already been added to the building, even before plans for the outdoor eating have been approved!

I seriously object to the wool being pulled over neighbors eyes and to the increased noise and parking congestion that will go along ANY expansion at 2262 Winnebago Street.

Please do not allow this conditional use request to be approved.

Alison N. Lindsay Mares
2122 Bashford Ave., Madison

From: [Peter Berryman](#)
To: [Prusak, Sydney](#)
Cc: [Rummel, Marsha](#)
Subject: Winnebago Arts Cafe expansion
Date: Monday, July 01, 2019 8:21:08 PM

Dear Mr. Prusak,

We live at 125 Division Street, on the corner of Division and Lafollette. We can see the Winnebago Arts Cafe from our front porch.

It has come to our attention that the Winnebago Arts Cafe is planning on expanding its capacity from 99 to 225, and to reduce parking minimums.

This would have a devastating effect on parking for residents on Division and Lafollette (and other nearby) Streets. Many (including us) have no driveways and need to park on the street. Already, parking on Friday and Saturday nights, due to shows at this cafe, have made it almost impossible for us to park anywhere near our home on those evenings, whereas it used to be no problem at all. I know we are suffering from their patron parking, as I have watched many folks park right beside our house and walk to the cafe. We are in our seventies and parking a block and a half away to lug groceries to our home is already made difficult by this situation. I can barely imagine what increasing their patronage by such an amount would be like.

The assurances made by the DeHavens in their previous meeting with the public were apparently to be taken with a grain of salt.

I should note additionally that for the last few weeks, surveyors have been crisscrossing Lafollette Street for its planned reconstruction next summer, and the reconstruction of cross streets between Division and Waubesa. This will be difficult enough, without the addition of a hundred more cars per evening looking for a spot to park in the area.

We plan to be at the meeting on July 24th and hope our pleas won't fall on deaf ears.

Thank you so much for your consideration,

Peter Berryman
Kristi Seifert
125 Division St
berrymanp@aol.com

From: [Terry O'](#)
To: [Prusak, Sydney](#)
Cc: [Caroline Garber](#)
Subject: Winnebago Arts Cafe Conditional Use Application
Date: Friday, July 05, 2019 1:11:08 PM

Mr. Prusak,


Though we love the new venue in our neighborhood, my wife and I are opposed to application of the Winnebago Arts Cafe to expand capacity and secure an exemption from parking requirements for several reasons.

1. The Winnebago sits on a section of the street that has almost no parking due to the confluence of 5th Street, LaFollette Avenue and the steeply angled railroad tracks. Granting an exemption will push more cars up Bashford and onto our street, because there are so few other options.

Rusk Street already has limited parking only on one side. Even before the reconstruction of Winnebago Street and the opening of the Winnebago Cafe, we were often being forced to park 1-2 blocks from our home because of events at the Barrymore Theater (which are fortunately infrequent). If the Winnebago expands, there will be many more nights where we cannot park or our dinner guests decide to go home because they cannot find a place to park. And it is likely to be disastrous when both the Barrymore and the Winnebago stage events.

2. Because we are atop the hill, we can see the wooden porch of The Winnebago from all the back rooms in our house even in the summer. The porch has been sparingly used and the door has been rarely open. With the increased capacity, the porch will get heavier use and an open door will allow the noise to spill into our neighborhood. We are already burdened by the excessively high levels of noise from East Washington (and the pollution). There are some nights when we can hear music from the Barrymore Theater even though it is further away than the Winnebago and their doors are closed.

3. We have enjoyed all the shows and meals we have had at the Winnebago. Studies show that one of the better indicators of long term success for a restaurant is the number of local regulars they attract. We have been a part of that. But if the capacity of this restaurant/venue is more than doubled (127% increase), the Winnebago will no longer be a lovely place to enjoy a meal or hear good music in comfortable lounge. It will be a crowded, noisy nightclub, which is not what the neighborhood thought it was getting when the place was first proposed.

Best,
Terry O'Laughlin
Caroline Garber
22310 Rusk Street
Madison, WI 53704


From: [Stouder, Heather](#)
To: [Prusak, Sydney](#)
Cc: [Firchow, Kevin](#)
Subject: FW: FB message and Winnabego Club / Also ATTN: Heather Stouder
Date: Monday, July 08, 2019 7:23:27 AM

Sydney-

Could you please add this to the file for when the item returns to PC on 7/29?

Thanks!

Heather

From: debneulander <dneulander@charter.net>
Sent: Sunday, July 07, 2019 10:41 PM
To: Rummel, Marsha <district6@cityofmadison.com>
Cc: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Re: FB message and Winnabego Club / Also ATTN: Heather Stouder

Forward:

Hi, I live on Farwell behind Union Corners. Between Communication, Malt House the new Union Corners bar and now 225 capacity? People are parking in driveways, in front of driveways. They are using the unlit bike path and there are used condoms, little drug bags, empty liquor, and beer containers all over. And the grandfamily housing hasn't even opened yet. You cannot keep stuffing people in a small neighborhood with no infrastructure to support it.

I know this is not the fault of the DeHaven's but this little neighborhood is walking a very fine line.

Thanks,

Deb

From: [Jessica Polomsky](#)
To: [Prusak, Sydney](#)
Subject: Winnebago Arts Cafe
Date: Saturday, July 06, 2019 8:31:15 PM

Hello,

I have very grave concerns about Winnebago Arts Cafe's applications for a larger capacity night club. We are already having issues with noise at this time. If the cafe were solely looking for outside seating for breakfast through dinner service, I would be absolutely be alright with that, and feel that it would fit in with the area of the neighborhood.

My issues are with the shows at night and how loud it gets already. There have been numerous instances where my partner and I have been trying to go to sleep with earplugs in or watching tv with the volume up and we are getting blasted out. There is also the issue of people hanging out on the patio being loud because of the bar effect- they've been drinking and with music their noise threshold goes way up. It is not very pleasant when one gets up at 4 for work.

The cafe also seems to disregard the laws and/or their neighbors or have an inability to do the proper follow through. Marsha Rummel's newsletter stated:

The outdoor patio was previously approved to provide a space for smokers. It is not yet approved for food or alcohol service. They will still need to apply to the ALRC for a change of licensed premises to increase the capacity for inside and outside and get final approval from the Common Council. Since the patio has gone up there are regularly people out there drinking and eating, even though it is not part of their licence. Another instance, I can think of is, they blocked our driveway and our neighbors, to work on their roof, without contacting the owners and asking permission. When we spoke to the deHavens during the original licencing phase we were told that there would be very little amplified music and it would be mostly acoustic. This has not been the case and they continue to move farther away from what we were originally lead to expect.

If you would like to speak more about this please feel free to contact me.

Jessica Polomsky