

**From:** Dick Guyot [mailto:raguyot@gmail.com]  
**Sent:** Monday, April 11, 2011 3:11 PM  
**To:** Firchow, Kevin; Dick Guyot  
**Subject:** Item: 12 Plan B parking : Oppose at this time

I am Dick Guyot of 936 Jenifer, Madison. I own 911, 933, and 937 Williamson. Two of my properties face Plan B and the third is also in the line of its fire as is our house on Jenifer and our open lot which faces the proposed Plan B lot extension.

It has taken a year and a half to get the Plan B management and the property owner's **attention** that the music is too loud. (see e-mail from Marc Woulf, ALRC, attached). Yes, they have made some improvement. But, at this point in time, we can hardly trust them. About a year ago some of us brought a petition (19 signatures) to your last Parking lot hearing. Making the music reasonable is more important than any parking, second floor, or whatever whim. It may take a different management or property owner to make this facility reasonable. Therefore please table the request, despite a plethora of pros : parking is tight now, if the parking lot is built now, there wouldn't be any dust raised later, the net increase of 3 spaces would take some strain off the neighbors, etc. There is one con, parking lot construction would impede the street work. The management is to be lauded for obtaining alternative parking at least during construction.

It would appear that the management and property owner had begun this enterprise with little knowledge or awareness of property, the neighborhood, and their entertainment medium. We have owned income property for 35 years. We know that codes are the *minimum*. With a working knowledge one knows when to seek expert information. Do it yourself operations are often wanting. There are only two exits. That's all the code requires under average conditions. But the patrons are temporarily somewhat absent in awareness, judgment, and motor skills. This lasts through the evening and continues as they disape through sidewalks, across lawns, and the use of motor vehicles.

My major disappointment is that since I can't get to sleep until after quarter to 3 am, my mind and body is pretty useless the next day. This neighborhood for nearly half a century has been active and often pushes the envelope. Trying something beyond the usual is one of our Fortes. That's why pushing the concept of Plan B has some merit. Finding activities for people of all ages is important...but requires serious skills. This shouldn't be like wisconsin dells and slap up some false fronts for the tourists. Plan B has been a failure in fitting in due to poor planning. This is a good reason for modifying the recent urge to have "one stop shopping" for developers. I wanted to work on that document and also the zoning re-write. The disruption Plan B has been could have been avoided if the principals had only crossed the street and visited the essentially contiguous neighbors.

Dick Guyot 4 .10. 2011

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Hi all,

Yesterday, the owners of Plan B came into the City Attorney's office to meet with City Atty. Jennifer Zilavy, Chris Masterson, and Steven Magyera of MPD and myself to discuss further steps that should be taken to address the ongoing noise issue. I wanted to offer a summary of the things that were discussed, as well as offer a perspective from Atty. Zilavy.

First, we discussed the steps that Plan B is currently taking to help lower the impact of noise coming from their establishment. Rico and Corey explained that they disconnected the bass tube a few weeks ago (the device that creates the most bass), which seemed to not help the noise problem very much. In response, they brought in an audio contractor to get an opinion on what might be causing the reverberating bass. The audio contractor thought the sound may be freely escaping from the roof and traveling up the hill, one of the areas that has had the most trouble with noise. Plan B has put \$5000 into sound proofing the interior of the establishment, as well as temporarily suspending their Sunday night DJ until they remedy the sound issue.

We also discussed further the steps that are being taken to continue to work on the sound problem, as it is obvious more needs to be done. The City will be bringing in a decibel monitor to gauge the actual level of noise that is emanating from the establishment. This will be done as soon as we can schedule a time that would give us the most accurate and objective estimate of a typical night outside of Plan B. Rico and Corey are also planning on bringing in a sound engineer to offer some suggestions as to what sort of things they can do to their building to help with the noise. I appreciate the willingness of Plan B to address the noise problems and will continue to follow closely the future steps to address this issue. If any of you have questions or concerns, feel free to contact me. Otherwise, I will plan on attending the next Plan B neighborhood meeting on April 18<sup>th</sup>.

Thanks,

Mark  
Mark Woulf  
Office of the Mayor  
Alcohol Policy Coordinator

**From:** John Rolfsmeyer [mailto:1st.john5.11@gmail.com]

**Sent:** Monday, April 11, 2011 9:33 AM

**To:** Firchow, Kevin; Scott B. Thornton; Rummel, Marsha

**Subject:** Plan B parking Lot extension

*Dear Alder, City Plan Commission, and Council,*

*Zoning, planning boards, and Alder people are set up to plan a city with the best interests and protection for the community's they serve. Planting Plan B, a loud bar/ night club into direct contact with a residential area where residences are kept awake several nights each and every week tell 1:30 AM bar time was a mistake of huge proportions effecting all the people more than a block away. I own the two flat next door to the parking lot at 936 Williamson St. I am losing both tenants this year, see the attached letter describing what my tenants are subject to every week. I say absolutely NO to any extension of the lot or increase to the seating capacity because it will make even more noise right next to the bedrooms on that side of the house. I would reconsider if the management of Plan B can solve the overly loud music, rowdy drunken behavior including shouting noise in the parking lot and in front of my rental property, honking horns in the parking lot, urinating on my house, fence, and yard for a one year period showing not only that they are able to do it but can sustain this type of order. These things have repeatedly been addressed at our community input meetings with absolutely no resolution so far. I pray you do your job to say NO and protect us from any increase in an already bad situation.*

*Respectfully, John Rolfsmeyer*

From: John Rolfsmeyer <1st.john5.11@gmail.com>  
To: andrea <turtlelegg@yahoo.com>  
Sent: Sun, February 21, 2010 8:28:04 AM  
Subject: Re: PLANB Feb 19<sup>th</sup>

Hey John, I am writing about the parking lot extension which I will assume means building the parking lot to the fence. I feel like we deal with enough noise as it is. The bass is still loud, there are tons of people outside smoking and people going to and from their cars all night long. People who are outside scream and yell and when it is bar time, turn their music up in their cars and honk their horns as they are pulling out of the parking lot. We also have a lot of people going in between the house and the fence to urinate as well and have had issues with people going onto the front porch last summer. If the parking lot is built up to the fence, we will have people literally right outside our bedroom window. We already can not have our windows open at night in the summer because of the noise. We have to run the air conditioner when it's not needed so we can sleep in the summer. No one would be able to sleep until after bar time if the parking lot is extended because there is nothing loud enough to block that noise. Plus the little bit of privacy besides the fence which really doesn't block the parking lot view from our house is the few trees that were not cut down. These trees would have to be removed in order to extend the parking lot so there would be NO privacy from the bars parking lot and smoking area. We have lived here for 7 years and will be moving because of the noise from the bar and can only imagine what the noise will be like for future tenants if the parking lot is extended into the yard.  
Thanks Andrea