

Ken Benka
1668a N. Warren Ave
Milwaukee, WI 53202
414-276-1940

June 3, 2015

Linda Elmer
Office of City Clerk
200 E. Wells St.
Milwaukee, WI 53202

Re: Resolution relating to a Certificate of Appropriateness to construct a beer garden to the rear of the Nomad World Pub at 1401 E Brady St.

Dear Ms Elmer:

I live next door to the proposed beer garden. I wish to object to the above Resolution for the following reasons:

1. Architecture:

This is more than a beer garden. The proposed structure to be added to the current bar is inconsistent with the look and use of the current building. The proposed structure itself is modern in appearance, unlike any structure in the history of Brady St., making it the antithesis of Historic Brady Street Preservation.

2. Use of the Attached Parcel

The prior use of this parcel was residential, namely a duplex and a single family home. Although the parcel originally was not part of the Historic District, the district now includes it either through combining properties or because it is being attached to the building currently part of the District. I believe the prior historical use of this parcel has to be considered in this determination because its proposed use differs drastically from its historical use.

3. Departure from the Historical mixed use neighborhood of Brady St.

Brady Street has historically been composed of mixed use buildings with retail stores on the ground level and living units above. This proposal is a total departure from this historic model. Allowing bar expansion into a formerly residential use property serves only to provide commercial expansion at the expense of mixed use. There has been tremendous bar expansion on the east end of Brady Street already, which contributes to noise and parking difficulty for residents. Warren Ave, which the proposed parcel fronts, is a residential street. The backyards of all the residential properties run parallel to the proposed expansion, potentially causing noise (quiet enjoyment) issues for use of the residential back yards, from this commercial departure from prior use. This was especially true in past events such as Harley Fest and the World Cup Soccer. The noise from the overwhelming crowds and blaring dj's made any quiet residential use of nearby properties impossible. Imagine the disruption of a huge outdoor facility on the neighborhood. It certainly has no basis in history.

4. Interference with the use of my adjacent property.

My property next door is a small store with my residence above. 4 windows overlook the proposed beer garden. The noise will depreciate the value of the building as a residence, perhaps even making it uninhabitable, which is contrary to any idea of historic preservation. I do note that my building is not included in the Historical District, however I believe any expansion of a purely commercial use with high noise must consider the historic nature of the surrounding neighborhood and not be viewed in a vacuum.

Sincerely,



Ken Benka
Owner
1668 N. Warren Ave.
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Delivered in person and by email.

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