

Ken Benka
1668a N. Warren Ave.
Milwaukee, WI 53202
414-276-1940 Email: kbenka@profitnet.info

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City Of Milwaukee
Office of the City Clerk
200 E. Wells Street
Room 105
Milwaukee, WI 53202

Re: Nomad Certificate of Appropriateness – Beer Garden

To the City Clerk's Office and Historical Preservation Committee:

I wish to register my objection to the permanent Extension of Premise Permit or any Beer Garden Permit or Certificate of Appropriateness for the Nomad Bar to operate a beer garden on the lot that was formerly a duplex residence on Warren Ave next to my house.

This permit, if granted, would render my building useless for residence and severely reduce its value.

My building is a mixed use building with a storefront in the front and a residence in the rear and second floor where I reside.

The beer garden (application is for 95 people) is located within 5 feet of my building. The noise of outdoor music and the patron banter impacts the residence so that bar "noise" is overwhelming for any residents.



The picture at left illustrates the issue. This crowd and speaker noise makes inhabiting my building virtually impossible during beer garden hours. You can see the window overlooking the crowd.

Below are the windows on the east side of my building facing the garden.



I have tried to work out an arrangement with Mike Eitel (the owner of the bar. We have experimented with limited success, turning down the music, repositioning the speakers, and initially limiting the hours, but the latest temporary extension is until midnight which prevents me from going to bed before 12:30am (after cleanup). However, during the

hours that the beer garden is open, the interior of my residence sounds like the interior of a bar. This renders it virtually useless during the day.



Note: The window of my building is only 5' from the patrons seated at the patio

Note : The TV speakers point west towards my building.



The picture at left shows the past historical use of this parcel, which was residential. The current beer garden use depreciates my building and completely changes the historical use of the parcel.

The Picture at the below shows the residential appearance and use of Warren Ave.



Approval of the proposed certificate of appropriateness should be denied from a Historical Preservation perspective for the following reasons:

1. This parcel in question's use has been residential for the entire history of Milwaukee.
2. The homes and apartments residential use (historically Brady street business respected residential use in terms of noise, hours of operation, etc.) is threatened by approval of a bar beer garden surrounded by residences.



3. The architecture in no way conforms to the historical Brady street mixed use buildings or historical appearance of the homes on either Brady Street or Warren Ave.
4. On a personal level, my property's value (immediately adjacent to the proposed beer garden) is significantly depreciated if the entire living quarters can no longer be used.
5. An example of a correct use in accordance with history could be a residential building or an enclosed bar addition with an appearance that complements the historical nature of the street. The building could be insulated in a way to almost eliminate sound, so neighbors could continue to use their property.

Yours truly,

Ken Benka
1668a N. Warren Ave
Owner