

Good Neighbors Report

To: PS&L Committee
From: Attorney Nhu H. Arn
RE: The Chartroom Restaurant, LLC., dba/Chartroom, Tom Landreman, Agent
Meeting date: Monday, February 20, 2023
Departments: Attorney, Police, Building, Health, and City Development

License(s) requested: Class "B" and "Class B" (beer and liquor)

Overall summary:

The Chartroom and Bridge Tender Tavern are located next to each other and will be operated and managed by the same agent, Tom Landreman. Given the location of both premises, the history of the property, and the proposed use of outdoor patios and spaces, there is some concern regarding noise complaints from the surrounding residents, as highlighted below. Additionally, the applicant is requesting that the premises description include the west parking lot and walkway leading up to the boat launches, which could potentially contribute to intoxicated boating/driving.

Topics Discussed:

Agent/manager experience. Mr. Landreman has been retained to manage both the Chartroom and the Bridge Tender Tavern, with A.J. Larson as his second in command. Mr. Landreman has ample experience in the alcohol industry, most recently with the Reefpoint Brewhouse and the Lanes on 20. Mr. Landreman understands that as the agent, he may be held personally liable for any alcohol violations on the premises.

Premises description. Mr. Landreman is requesting that the premises include the building, two outdoor fenced-in patios, the entire parking lot west of the property, as well as the grassy area and walkway to the west and south of the building which leads up to the boat launches. The premises description for the former licensee, Booster's Buoy, was recorded as a "one story brick restaurant including three patio bars with part of the east parking lot and grassy area of the west parking lot." It is not recommended that the committee approve the walkway area leading up to the boat slips, which could contribute to violations of intoxicated boating. There is also some concern about including the parking lot as part of the premises, which could possibly contribute to operating with intoxicated.

Potential noise concerns with outdoor areas. The health department has received numerous complaints in the past for noise violations from the former Booster's Buoy, particularly with respect to outdoor events held out outside or in the grassy area of the premises. The complaints mostly involved the use of live music with amplifiers that were too loud and music

that play too late into the night (past 10:00 p.m.), disturbing the residents in the condominiums across the river.

Building department and expected grand opening. The property, currently zoned as industrial, is in the process of being rezoned to permit the use of a restaurant without a conditional use permit. The rezoning process is expected to be finalized by the common council at one of its April meeting. The applicant still needs to apply for an occupancy permit with the building department, but needs to perform some exterior work before then. Mr. Landreman expects to start operating by the middle of May, but understands that he must operate within six months of common council approval with a conditional grant of the license.