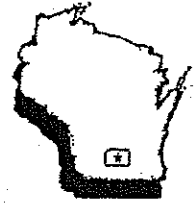




SHERIFF DAVID J. MAHONEY
DANE COUNTY SHERIFF'S OFFICE



JEFF HOOK, Chief Deputy
(608) 284-6167

TIMOTHY F. RITTER
Captain, Administration Services
(608) 284-6175

JANICE L. TETZLAFF
Captain, Support Services
(608) 284-6186

RICHELLE J. ANHALT
Captain, Security Services
(608) 284-6165

JEFFREY A. TEUSCHER
Captain, Field Services
(608) 284-6870

December 30, 2013

Chairman Edmond Minihan
Town of Dunn
4156 County Road B
McFarland, WI 53558

Dear Chairman Minihan:

The intent of this correspondence is to outline the professional contacts and interaction between the Dane County Sheriff's Office and the management and staff of Christy's Landing, 2952 Waubesa Ave, Madison at the request of Eric Christenson, owner of Christy's Landing.

It has been the experience of the Dane County Sheriff's Office Southeast Precinct and the Marine and Trail Enforcement Unit (MATE) that staff and management of Christy's Landing have been good partners in ensuring public safety and public peace. From assisting the MATE Unit in messaging to boat owners during slow no wake periods on Lake Waubesa to taking a strong role in keeping drunken boaters and drivers from getting behind the wheel of a boat or vehicle. As well, even in light of several unfounded noise complaints our Southeast Precinct deputies have responded to, on-duty staff has continually monitored noise levels in an effort to prevent repeated calls for service and we believe contributed to public peace with neighbors who closely border this business.

If I or my staff can be of any assistance with this or any other matter of concern to you or members of the Town Board, please feel free to contact me directly at anytime.

Sincerely,

David J. Mahoney
Sheriff of Dane County

DJM/slm

January 20, 2014

Dane County Board
210 Martin Luther King Jr. Blvd #106 B
Madison, WI

Town of Dunn
4156 County Road B
McFarland, WI

RE: Waubesa Beach Club LLC – Christy's Landing

This letter is provided in support of the Waubesa Beach Club request to expand the volleyball court (from one court to two) and continue outdoor music performances.

We live in close proximity to Christy's Landing and find the events held at Christy's to be of benefit to the entire neighborhood. Specifically, expanding the volleyball courts will provide opportunities for more people to enjoy the sport and benefit from outdoor exercise. We have lived in the neighborhood for over 19 years and have never had an issue with the volleyball events at Christy's, thus, we are in full support of the expansion.

With respect to concerns regarding outdoor music, we find the music to be very enjoyable. The bands have never been too loud (and our home is only 10 doors from Christy's) or offensive to us in any way. The performances often bring the neighborhood together and offer a chance for people to get to know one another while enjoying some great performances. Further, some of the bands bring in revenue for various charities (Clean Lakes Alliance, Waubesa Beach Neighborhood Association, etc.) that benefit the community.

In short, we strongly encourage the Boards to approve the above mentioned requests. Please feel free to contact us should you have any questions or need additional information regarding our support.

Sincerely,

Brian and Dorothy Kilgore
2930 Waubesa Avenue
Madison, WI 53711

12/30/2014

Town of Dunn

My name is Shane Hughes; I live at 2938 Waubesa Ave, six (6) houses SW of Christy's Landing. Last week I spoke with Eric Christenson, in regards to adding an additional volleyball court and outside music. In our conversation he mentioned that he needed the Town of Dunn's approval in order to make the above said additions, considering all that Christy's does for the community, I would hope that whoever makes the decision would keep the following in mind.

Christy's Landing is a family run business with ownership that lives in the community and always keeps its neighbors best interest in mind when making any decisions that would affect the Waubesa Beach Neighborhood. Christy's offers quality entertainment to all ages, you can take your family to dinner, play a game of volleyball or just relax sitting by the fire. It would be hard to find such an establishment that works harder at accommodating, all of its guests as well as Christy's. In addition Christy's offers not only quality entertainment to those outside of the Waubesa Beach Community, it is the staple to our community and a commodity to all who surround it, a landmark; that has a prestige like no other on any of the Madison lakes, and is respected as one of the finest establishments throughout the Madison Area. Just ask anyone if they know of Christy's Landing, regardless of what generation; and immediately a smile comes to their face; as if you were talking about an old friend!

Sincerely,

Shane Hughes

A handwritten signature in cursive script, appearing to read "Shane Hughes", written in dark ink on a light-colored background.

Eric,

I just wanted to take a minute to write you a quick note. Living next to Christy's has been such a joy for our entire family. We have great friends and the neighborhood has such a community sense. Christy's is the reason behind that. Our neighborhood is such a better place because of how you and your family manage Christy's. Living 3 houses down from Christy's, you have always made a conscientious effort to make sure we are happy. You are always making sure you are taking the proper steps to make sure our lifestyle is not disrupted in any way by Christy's. We really enjoy Christy's and the presence Christy's brings to the neighborhood.

Thank you for updating me on the 2nd volleyball court permit process. I really appreciate your effort to keep the neighbors informed. I know you have spent considerable time and money trying to get this process done. I love the strategy of having the 2nd volleyball court. I like the fact that the games will be done earlier. As a fellow business owner, often times we put our businesses first. Christy's is the exception to that theory. You and your family have gone above and beyond to make sure the local homeowners' lifestyles will not be disrupted. I just want to extend a Thank You to you and your family for taking into consideration the neighborhood. I know adding the 2nd volleyball court is costing you considerable time and money and the benefit really is to us homeowners.

As a family of four with two young children, we feel extremely fortunate to live next to a place like Christy's. Between the entertainment, activities/events, volleyball courts and outdoor music we feel like we are benefitting from Christy's activities. We enjoy the outdoor music every chance we get and hope there will be more next year. It's like having a free concert. It doesn't stop with the entertainment. The activities that Christy's hosts are ones that I nor my kids will ever forget. Between the boat show, the radar run and Veteran's run we look forward to any and all events Christy's puts on.

Christy's is a real asset to our community. We can't thank you enough for all the hard work you put in to make it such a wonderful place!

Sincerely,

Shawn Healy
2958A Waubesa Ave.
Madison, WI 53711

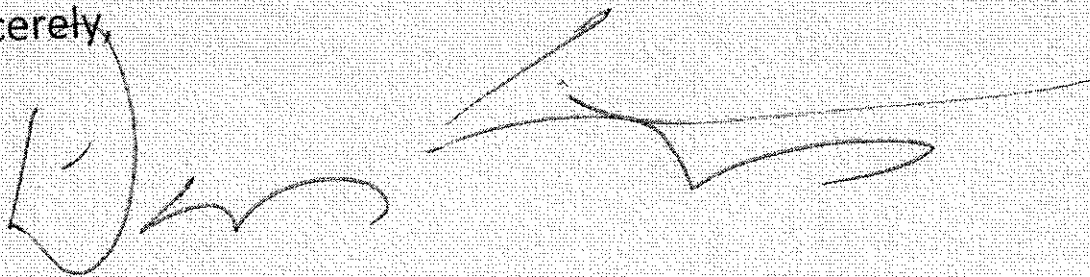
December 31, 2013

Dear Eric Christenson,

My name is Dan Esenther and I live at 2944 Waubesa Avenue in the Town Of Dunn.

I am writing this letter to show my **strong** support for your proposal to rezone and get a Conditional Use Permit for a second volleyball court, your volleyball lighting and to have outdoor live music.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Esenther'. The signature is stylized with a large, looped initial 'D' and a long, sweeping horizontal stroke extending to the right.

Dan Esenther

Dan and Kari Newcomer
2960 Waubesa Avenue
Madison, WI 53711

January 6, 2014

To Whom It May Concern,

We are writing to show our support for Christy's Landing's proposed expansion project. Christy's is an asset to the Waubesa Beach Community and the addition of a volleyball court and continuance of live entertainment outdoors adds to the enjoyment of living here.

If you have any questions, please feel free to contact us at the above address.

Sincerely,
Dan and Kari Newcomer

As a long time neighborhood resident (over 20 years), I wanted to send you a note of support for the new volleyball courts.

Similar to you, we reside just a few doors from the restaurant (5 to be exact). Christy's Landing has been a positive local fixture for years; even before I purchased the property. We enjoy the occasional live music venue and are able to socialize with neighbors that we may not normally see as frequently. Since the expansion of the volleyball courts earlier this year, we have witnessed no negative impact on the neighborhood – no additional noise levels, no additional traffic past the house, and no additional litter in the lakes or streets. Further, the summertime music wraps up at a reasonable hour, allowing us to resume our evening family atmosphere in our own back yard.

We are happy to support a local, family owned, small business and look forward to participating in your future engagements.

Bernhard ("Fritz") & Terri Mautz
2940 Waubesa Ave
Madison, WI 53711