

City of Madison  
Plan Commission  
215 Martin Luther King Jr. Blvd  
Madison, Wi 53701  
January 17, 2011

Dear Member of the Plan Commission,

The Echo Tap & Grill desires to provide seasonal outdoor seating on the north side of the previously approved plans in the area described as “new concrete slab” now shown as outdoor patio.

- The outdoor seating area will consist of additional tables not to exceed 20 additional seats.
- This area will be fully surrounded by a 4 foot wrought iron fence with access that meets all fire codes.
- The Façade Improvement Grant Staff Team managed by Percy Brown and the Urban Design Commission has approved the granting of \$20,000 of façade grant project money for Echo Tap & Grill renovation.
- The combined capacity of the outdoor seating area (20 seats) and the previously approved renovations (125 seats) to the Echo Tap & Grill will not exceed the current capacity of 145 granted by the fire department and ALRC.
- No amplified outdoor sound will be included in outdoor seating area.
- New outdoor lighting of the outdoor seating area will be coordinated with the planned exterior safety and security lighting of the approved structure and parking lot.
- Owner Patrick Rynes met with the Basset Neighborhood Association on June 14 to present and introduce the planned renovations which included the site plan shown
- with an outdoor patio. The plans were received favorably by the neighbors with some offering suggestions for new menu items after the renovation.
- Alder Mike Verveer was unable to attend the June 14 meeting but owner Patrick Rynes has sought his advice and input and received the same throughout the application process. Alder Verveer lives directly across the street from the Echo Tap & Grill.
- The Echo Tap & Grill is currently open from 9:30 a.m. until 2:00 a.m. everyday. One of the primary reasons for renovating the Echo is to be able to provide a breakfast service which the owner anticipates will begin sometime between 7:00 a.m. and 9:00 a.m. Expectations are that the outdoor patio area will be available for patrons during normal operating hours.
- The Echo Tap & Grill has been at the corner of Main and Bedford streets for 75 years and has been owned operated by three generations of the Hausladen/ Rynes family. It was mentioned at the meetings of the Basset Street Neighborhood Association and the Urban Design Commission by members of those bodies that a tasteful outdoor seating area would enhance and complete the beautifying aspects of the renovation.

Sincerely,

Patrick Rynes  
Owner